



Victoria Hill, Eye, IP23 7HJ

A charming cottage style home that was built circa 2006 providing bright and airy accommodation spread over two floors. The property is located in the sought after village of Eye which is well served by local amenities and has great access to nearby towns and countryside.

- Kitchen/diner
- Tucked away position
- Ground floor cloakroom
- Freehold
- Bright and airy throughout
- En-suite to master bedroom
- Council Tax Band D
- Energy Efficiency Rating C.



Property Description

Situation

Set in a tucked away position in a development of only 5 homes just to the north of the town and within walking distance of amenities and rural open countryside. The historic market town of Eye is found on the north Suffolk borders and within the beautiful countryside surrounding the Waveney Valley, the town offers a good range of local amenities and facilities whilst a broader range of shops can be found in the established market town of Diss some four miles to the north (with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich).

Description

Sympathetically designed and constructed in the mid noughties, this modern cottage style home comes with well-proportioned accommodation spread over two floors. Entering the property, you are greeted by a bright and spacious hallway, this is a welcoming space which acts as a focal point for the home with access to all ground floor rooms and stairs rising to the first floor. Both the lounge and kitchen diner are spacious rooms that run from the front to the rear of the home, each room has light entering from three aspects continuing the bright and airy theme that is felt from the offset. The ground floor accommodation is completed by the downstairs cloakroom and handy utility space. Rising to the first floor the landing you again find a welcoming space that has a large Velux window allowing light to flood in. From here you will find the family bathroom and three bedrooms, the master bedroom has the added benefit of an en suite providing privacy from others in the home or guests when they visit.

Externally

This charming home has the most delightful approach, the private road leading up to the property is lined by weaved fencing and foliage providing privacy and an exclusive feel to the development. To the rear of the property is where you will find the parking, here there is space for two cars in single file lying in front of the garage. The rear garden is fully enclosed by weaved fencing and has an array of plants and shrubs. The block paved area provides generous seating space and a great place for entertaining and al fresco dining. There is also a further lawned area with a feature pond which adds to the delightfulness of this well planned garden.

The rooms are as follows:

ENTRANCE HALL: Access via upvc door to front, a welcoming space with plenty of natural light from two windows to side. Stairs rising to first floor level and under stairs cupboard.

Providing access to the reception room, kitchen

RECEPTION ROOM: 11' 10" x 17' 11" (3.61m x 5.46m) Triple aspect with windows to front and side aspects and French doors giving views and access onto the patio terrace and gardens beyond. Being a light, bright and spacious room with feature fireplace with inset gas fire upon a marble hearth.

CLOAKROOM/WC: 3' 7" x 8' 4" (1.09m x 2.54m) Comprising low level wc, hand wash basin with tiled splashback, frosted window to rear aspect.

KITCHEN/DINER: 10' 2" x 18' 0" (3.10m x 5.49m) With Georgian style windows to front, side and rear aspects, the kitchen offers a good range of wall and floor units, roll top work surfaces, inset stainless steel sink with drainer and mixer

tap, space for range style cooker with extractor above and freestanding fridge freezer, integrated dishwasher and fridge, water softener and space for dining table and chairs. Archway leading through to the utility space.

UTILITY: 5' 5" x 5' 3" (1.65m x 1.61m) Floor unit with roll top work surface, space for washing machine and tumble dryer, part tiled walls, inset sink with mixer tap. Wall mounted boiler (2 years old). External double glazed door giving access to the rear garden.

FIRST FLOOR LEVEL - LANDING:

A spacious landing with plenty of natural light via large Velux window, built-in airing cupboard to side and access to the bedrooms and bathroom.

MASTER BEDROOM: 11' 11" x 11' 10" (3.63m x 3.61m) Dual aspect with windows to front and side being a spacious double bedroom having the luxury of en-suite facilities.

EN-SUITE: 5' 11" x 10' 9" (1.81m x 3.28m) Comprising a large shower cubicle, low level wc and hand wash basin. Heated towel rail. Tiled splashback and tiled flooring.

BEDROOM TWO: 10' 3" x 9' 5" (3.12m x 2.87m) With window to front aspect.

BEDROOM THREE: 11' 11" x 6' 8" (3.63m x 2.03m) With window to rear, currently being used as an office space.

BATHROOM: 6' 8" x 8' 2" (2.03m x 2.49m) With frosted window to side aspect comprising panelled bath, low level wc and hand wash basin. Heated towel rail. Part tiled walls. Tiled flooring.

SERVICES:

Drainage - mains

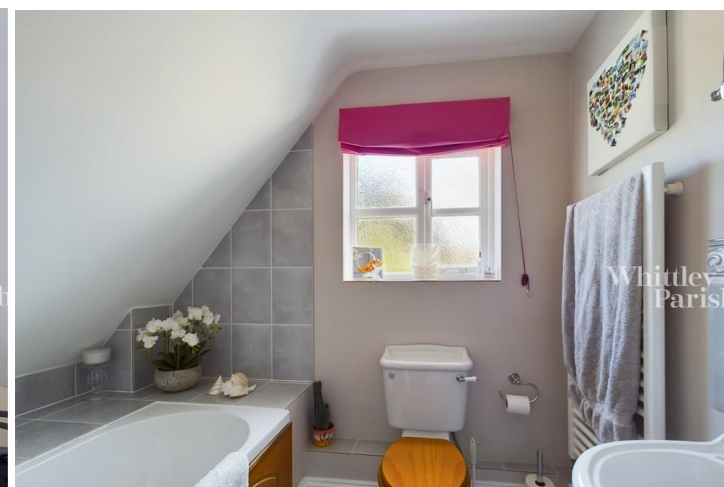
Heating - gas

EPC Rating - C

Council Tax Band - D

Tenure - freehold

OUR REF: 8342



Viewing Arrangements

Strictly by appointment

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
1293.12 ft²

Reduced headroom
78.04 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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