



Castleton Way, Eye, IP23 7BJ

Guide Price £270,000 - £280,000

Presented in an immaculate decorative order and having been much enhanced and upgraded, the property forms part of the well regarded Daniel Gardens, being an attractive development for over 55's. Benefitting from southerly facing rear gardens and carport/allocated off-road parking. Short walking distance to the town centre.

- Carport
- Southerly facing rear gardens
- 2 bathrooms
- Freehold
- Off-road parking
- Immaculately presented
- Council Tax Band C
- Energy Efficiency Rating C.



Property Description

Situation

Found within the historic and thriving market town of Eye, the property enjoys a pleasing position set back from the road and being within short walking distance to the town centre and rural countryside. The sought after market town of Eye is found on the north Suffolk borders within the beautiful countryside surrounding the Waveney Valley, the town offers an excellent range of local day to day amenities and facilities with a strong and active local community. The historic market town of Diss lies six miles to the north and offers a more extensive range of amenities and facilities along with a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

The property comprises an end-of-terrace three bedroom house, built in 2000 by Anglia Secure Homes of traditional brick and block cavity wall construction, with upvc double glazed windows and doors, whilst being heated by a three year old gas fired combination boiler via radiators. Additionally the property is connected to mains drainage. Found within Daniel Gardens the property forms one of sixteen select homes specifically designed and built for those aged over 55. As such there are obligations towards a service charge being £360 p.a., this includes a gardener for the communal gardens, a sinking fund, insurance and personal indemnity insurance. Also to note the driveway was retarmacked last year having been fully paid for.

Externally

The property is set back from the road upon a corner plot position, having low maintenance gardens to the front enclosed by picket fencing with a paved pathway leading to the front of the house. The main gardens are found to the rear and are of a manageable size greatly enjoying a southerly aspect enclosed by panel fencing, having an outside tap and with a paved patio area abutting the rear of the property creating an excellent space for alfresco dining. Additionally there is the benefit of access to the communal gardens lying solely to the residents of Daniel Gardens, off-road parking is by way of a carport allocated to each property.

The rooms are as follows:

RECEPTION HALL: Access via composite door to front, a pleasing and spacious first impression. LVT flooring flowing through. Recently redecorated. Access to reception room, kitchen, dining room and shower room. Under stairs storage cupboard.

KITCHEN: Found to the front of the property and having been refitted and presented in an excellent condition with a good range of wall and floor units, marble effect roll top work surfaces, Hotpoint four ring electric hob with extractor above, fitted double oven, space for white goods.

RECEPTION ROOM: Found to the rear of the property being a light, bright and airy room due to a southerly aspect, French upvc doors giving access onto the rear gardens (also to note the property has had an electric awning fitted). A focal point of the room being the feature fireplace with wood mantle surround, marble hearth and inset electric fire.

SHOWER ROOM: With frosted window to side having been remodelled in more recent times comprising walk-in shower cubicle with electric shower over (suitable for disabled access), wc and hand wash basin. Heated towel rail. Fully tiled with underfloor heating.

RECEPTION ROOM TWO/BEDROOM THREE: Situated to the front of the property currently used as a formal dining room, however lends itself for a number of different uses. Built-in triple storage cupboard to side fitted by Sharps.

FIRST FLOOR LEVEL - LANDING: With six panel internal doors giving access to the two bedrooms and bathroom. Two built-in storage cupboards, access to part boarded and fully insulated loft space above with drop down ladder.

BEDROOM ONE: A generous principal bedroom overlooking the rear gardens with Sharps fitted wardrobes, chests of drawers and dressing table to side.

BEDROOM TWO: With window to the front aspect being a single bedroom lending itself for a number of different uses.

BATHROOM: A modern and contemporary three piece suite in white with P shaped bath and shower over low level wc and hand wash basin over vanity unit. Floor to ceiling storage cupboard. Fully tiled.

VIEWINGS: Strictly by appointment with Whittleby Parish Estate Agents, please contact a member of the sales team at our Diss office on 01379 640808.

SERVICES

Drainage - Mains

Heating type - Gas central heating

EPC rating - C

Council Tax Band - C

Tenure - Freehold

OUR REF: 8300



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



Floor 1



Approximate total area⁽¹⁾
852.03 ft²

(1) Excluding balconies and terraces

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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