



Cranley Road, Eye, IP23 7HY

Guide Price £750,000 - £800,000

Occupying an outstanding position with beautiful far reaching views over the unspoilt countryside, this individually designed and built four bedroom detached house is finished to an extremely high specification offering versatile living space in excess of 2000 sq.

- Outstanding far reaching rural views
- Potential no onward chain
- High quality & contemporary fixtures & fittings
- Freehold
- Expansive of versatile living space
- Generous plot approx 0.29 acres (sts)
- Council Tax Band F
- Energy Efficiency Rating B.



Property Description

Situation

One of the most important factors with any property is its position and this property occupies an outstanding situation, and entertaining tranquil and rural views over the idyllic and unspoilt countryside. Lying towards the outskirts of the town centre the property is within easy reach of Eye. The historic market town is situated on the north Suffolk borders and offers a beautiful assortment of many historic and attractive properties whilst retaining a strong and active local community helped by having a variety of day-to-day amenities and facilities. The larger market town of Diss is located 7 miles to the north and offers a more extensive and diverse range of day to day amenities and facilities alongside a mainline railway station with regular/ direct services to London Liverpool Street and Norwich.

Description

The property comprises a substantial four bedroom detached house of brick and block cavity wall construction, with silicone rendered elevations in polar white under a pitched slate roof and heated by a modern and energy efficient air source heat pump by way of under floor heating at ground floor level and radiators to first floor level. Great care and attention to detail on the design and build has been undertaken with an emphasis on using high-quality materials combined with careful craftsmanship has created an impressive property and living space. Throughout there are modern and contemporary fixtures and fittings giving comfortable living space with well proportioned rooms each enjoying lovely aspects. In essence the accommodation stretches to the regions of 2000 sq ft.

Externally

The property is setback from the road approached via a shared driveway on first approach and leading onto a large private driveway giving extensive off-road parking. There is planning permission in place for the erection of a detached garage should any oncoming purchaser desire. With good side access to either aspect of the property the main gardens are found, being of a most generous size, in essence the overall plot size is in the regions of 0.29 acres subject to survey and backs onto the open rural countryside giving outstanding views.

The rooms are as follows

ENTRANCE PORCH: Access via composite door to front giving good space for shoes and coats etc with herringbone flooring flowing through.

ENTRANCE HALL: A pleasing and spacious first impression with herringbone flooring and flowing through the kitchen and living space and fields beyond. Oak internal doors giving access to the reception room, ground floor bedroom and wc.

RECEPTION ROOM: A bright and spacious double aspect room with leafy green outlook to front and views to rear over the courtyard. Fireplace to side. Herringbone flooring.

KITCHEN: Being of an extremely high specification an extensive range of wall and floor unit cupboard space with quartz work surface and integrated appliances with five ring induction hob, oven and combi oven, fitted fridge/freezer, fitted dishwasher and wine cooler. Access to utility to side. French doors opposite giving access to the courtyard.

LOUNGE/DINER: An impressive and expansive living space with two bi-folding doors giving outstanding views and access to the rear garden and fields beyond.

UTILITY: With door to side giving external access offering a good range of wall and floor unit cupboard space. Space for white goods etc.

BEDROOM ONE: With window to the front aspect and again enjoying a leafy green outlook. Serving well as a principal bedroom being of a generous size and having a built-in storage cupboard to side and the luxury of en-suite facilities.

EN-SUITE: Being a high specification, fully tiled with large walk-in shower with double headed shower unit over and thermostatic control on first entry. Low-level wc. Wash hand basin and vanity unit. Heated towel rail.

FIRST FLOOR LEVEL: LANDING:

With window to rear and oak internal doors giving access to the additional three bedrooms and bathroom. Access to loft space above.

BEDROOM TWO: A generous sized room with window to the front aspect and rural outlook. En-suite to side.

EN-SUITE: Again of a high specification with walk-in tiled shower cubicle, double headed shower unit over, wash hand basin over vanity unit, low-level wc, heated towel rail and fully tiled.

BEDROOM THREE: Another good double bedroom. Found to the front of the property enjoying a rural outlook.

BEDROOM FOUR: Although the smaller of the four bedrooms still a double bedroom. Window to front.

BATHROOM: Being of a high specification with double bath, large shower cubicle to side, wash hand basin over vanity unit, low-level wc, heated towel rail and fully tiled.

SERVICES:

Drainage – private via digester

Heating – air source heat pump

EPC Rating – B

Council Tax Band – F

Tenure – freehold

OUR REF: 8258



Viewing Arrangements

Strictly by appointment

Contact Details

4-6 Market Hill

Diss

IP22 4JZ

sales@whittleyparish.com

01379 640808

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.

