



Castleton Way, Eye, IP23 7BL

Guide Price £300,000 - £325,000

Presented in an immaculate decorative order, this spacious three bedroom house occupies a prominent position and is within walking distance of the town centre and rural countryside. Boasting a large plot with extensive off-road parking, workshop, utility room and being sold with no onward chain.

- No onward chain
- Much enhanced and upgraded
- Immaculately presented throughout
- Large plot
- Workshop
- Council Tax Band B
- Freehold
- Energy Efficiency Rating C.



Property Description

Situation

Found within the historic and thriving market town of Eye, the property enjoys a prominent and pleasing position set back from the road within short walking distance of Hartismere school, town centre and rural countryside. The sought after market town of Eye is found on the north Suffolk borders and within the beautiful countryside along 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 market town of Diss lies 6 or so 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 a substantial three bedroom semi-detached house of traditional construction and with the benefit of replacement sealed unit upvc double glazed windows and doors, (replaced 6 years ago) and heated by a gas fired combination boiler via radiators. In the vendors time of occupation the property has been significantly upgraded and enhanced to a high specification and now beautifully presented throughout. Additionally the property has been re-roofed and re-insulated. In essence the accommodation stretches to the regions of 900 sq ft with well proportioned rooms all flooded by plenty of natural light.

Externally

The property is set back from the road approached via a hard standing tarmac driveway giving extensive off-road parking for a number of vehicles. Side access leads to the rear gardens which are of a most generous size being predominantly laid to lawn and enclosed by panel fencing and established hedging. A large paved patio area abuts the rear of the property creating an excellent space for alfresco dining adjacent to a large timber workshop with power/light connected. Beyond the workshop is a vegetable patch area and concrete base for an additional shed if required.

The rooms are as follows

ENTRANCE PORCH:

A pleasing first impression with access via a replaced composite door to front, good space for shoes and coats, original strip pine internal door giving access to reception room, stairs rising to first floor level and tiled flooring.

RECEPTION ROOM: With window to the front aspect. Having been extended in latter years and now of a generous size, flooded by plenty of natural light due to a southerly aspect. Particular focal [point being the fireplace to side with inset cast iron stove upon a pamment tiled hearth and with oak mantle over. Secondary door giving access through to the kitchen/diner.

KITCHEN/DINER: Double aspect room found to the rear of the property. Access through to the utility beyond. The kitchen offers an excellent range of wall and floor unit cupboard space with inset five ring gas hob, stainless steel one and a half bowl sink with drainer and mixer tap, fitted double oven, space for dishwasher. Deep under stairs storage cupboard to side.

UTILITY: With composite door giving access onto the rear gardens. Roll top work surface to side. Built-in storage cupboard space and space for white goods. Tiled flooring. Bathroom to side.

BATHROOM: With window to the rear aspect. A replaced modern and matching suite with bath with shower over, low level wc, wash hand basin and two heated towel rails.

FIRST FLOOR LEVEL:LANDING: With original strip pine internal doors giving access to the three bedrooms and wc. Access to loft space above having been re-insulated. Window to side.

BEDROOM ONE: A generous principle bedroom found to the front of the property with built-in storage cupboard over stairs and fitted storage units to side.

BEDROOM TWO: A double bedroom found to the rear of the property with views over the rear gardens.

BEDROOM THREE: Again with window to the rear aspect currently used as an office and having been reduced in size to allow for a first floor wc. This is a partition wall and should any oncoming purchaser require a larger third bedroom this can be easily accommodated.

WC: Comprising of a low level wc and wash hand basin.

SERVICES:

Drainage – mains

Heating – gas

EPC Rating – C

Council Tax Band – B

Tenure - freehold

OUR REF: 8246



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.

