



Jervis Close, Eye, IP23 7FD

£375,000

A beautifully presented three bedroom detached home located in the popular market town of Eye. The accommodation is spread over two floors with spacious rooms that are all treated to plenty of natural light.

- 9+ years remaining NHBC
- En-suite to master
- Utility & downstairs wc
- Freehold
- Bright & airy throughout
- Kitchen diner
- Council Tax Band D
- Energy Efficiency Rating B.



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 (which is rated excellent by Ofsted), 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

This newly built property from 2023 comprises a detached three bedroom house of modern construction and excellent thermal insulation. The high-quality upvc double glazed windows and doors, along with the gas fired combination boiler and radiators, provide efficient heating, helping to reduce both consumption costs and maintenance commitments. Inside, you'll find a spacious layout with well-proportioned rooms which are all treated to plenty of natural light. The owners have added Amtico LVT herringbone flooring to the entire ground floor and Harvey Maria LVT in the bathroom and en suite, this was sourced and fitted by an independent company from the site developers and provides a modern and stylish finish.

Externally

A carport which provides off-road parking for two vehicles is found to the left hand side of the home and leads up to the generous size single garage which has power and light. The garden is found to the rear of the property and is enclosed by panel fencing whilst being mainly laid to lawn. The owners have planted 7 pleached trees at the rear boundary which when grown and blossomed will provide a feeling of privacy.

The rooms are as follows:

ENTRANCE HALL: Entry via upvc double glazed door, storage cupboard to side housing the consumer unit, stairs rising to first floor level. Doors giving access to reception room, and kitchen.

LOUNGE: 10' 1" x 18' 4" (3.07m x 5.59m) With window to front aspect, French doors giving views and access onto the gardens. Amtico LVT herringbone flooring.

KITCHEN/DINER: 9' 8" x 18' 4" (2.95m x 5.59m) With windows to front and rear aspect, the kitchen offers wall and floor units, roll top work surfaces, inset sink with drainer, integral appliances include combi oven, four ring gas hob with extractor, dishwasher, fridge freezer, water softener. Amtico LVT herringbone flooring.

UTILITY: 6' 5" x 5' 2" (1.96m x 1.57m) Door to rear giving external access, cupboard housing the combi boiler, roll top work surface, space for washing machine/dryer. Door leading to the wc. Amtico LVT herringbone flooring.

WC: 4' 7" x 6' 5" (1.41m x 1.96m) Comprising low level wc and hand wash basin. Tiled splashback. Space for storage shelves. Under stairs storage cupboard. Amtico LVT herringbone flooring.

FIRST FLOOR LEVEL - LANDING:

With window to rear aspect, giving access to the three bedrooms and bathroom.

MASTER BEDROOM: 10' 4" x 12' 1" (3.15m x 3.68m) With window to front aspect, built-in double wardrobe, over stairs storage cupboard, en-suite facilities to side.

EN-SUITE: 5' 1" x 6' 7" (1.55m x 2.01m) Comprising shower cubicle, low level wc and hand wash basin. Heated towel rail. Frosted window to front. Part tiled walls. LVT flooring.

BEDROOM TWO: 13' 1" x 9' 5" (3.99m x 2.87m) With window to front aspect.

BEDROOM THREE: 7' 5" x 8' 7" (2.26m x 2.62m) Window to rear aspect, built-in wardrobe, storage cupboard to side.

BATHROOM: 6' 10" x 6' 0" (2.08m x 1.83m) With frosted window to rear aspect comprising panelled bath with shower over, low level wc, hand wash basin, Heated towel rail. Part tiled walls. LVT flooring.

SERVICES:

Drainage - mains

Heating - gas

EPC Rating - B

Council Tax Band - D

Tenure - freehold

OUR REF: 8413



Viewing Arrangements

Strictly by appointment

Contact Details

4-6 Market Hill

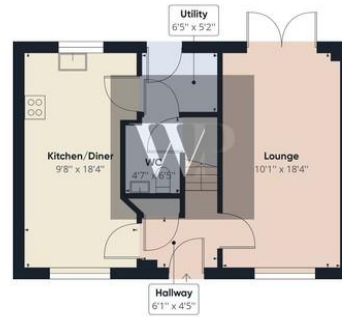
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their 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⁾
1198.69 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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