



## Haygate, Eye, IP23 7BN

**Guide Price £290,000**

No onward chain. A spacious three bedroom detached house occupying a pleasing and tranquil position upon a small no-through close benefiting from good off-road parking, south westerly facing rear gardens, garage, summer house and within short walking distance of amenities.

- Westerly facing rear gardens
- Walking distance to town centre
- Spacious gardens
- Freehold
- Garage
- No onward chain
- Council Tax Band C
- Energy Efficiency Rating E.



## Property Description

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### Situation

Found within the historic and thriving market town of Eye, the property enjoys a pleasing position upon a small and tranquil close consisting of similar attractive properties. The sought after market town of Eye is found on the north Suffolk borders and within the beautiful countryside close to the Waveney Valley, the town offers a good range of local day to day amenities and facilities whilst a more extensive range of amenities and facilities can be found some 6 or so miles to the north within the market town of Diss alongside having the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

### Description

The property comprises a three bedroom detached house having been built in the 1960's and of traditional construction with replacement sealed unit upvc double glazed windows and doors whilst being heated by electric radiators and offering spacious accommodation in the regions of 1000 sq ft.

### Externally

The property is set back from the road having good off-road parking for a number of vehicles upon a shingle driveway leading up to the house and attached garage, (garage attached to the property in question measuring 7' 9" x 17' 0" (2.38m x 5.20m) with up and over door to front, power/light connected and personnel door to the rear. The main gardens are of a generous size enjoying a south westerly aspect enclosed by panel fencing and with the benefit of a summer house included within the sale.

The rooms are as follows

**ENTRANCE HALL:** 5' 11" x 6' 0" (1.81m x 1.84m) Accessed via upvc double glazed frosted door to front. Good space for shoes and coats. Secondary door giving access to the reception rooms. Stairs rising to first floor level.

**RECEPTION ROOM ONE:** 10' 9" maximum measurements x 16' 3" maximum measurements (3.28m maximum measurements x 4.96m maximum measurements) With large picture window to the front aspect. A light, bright and airy room. Oak French doors giving access to reception room two ...

**RECEPTION ROOM TWO:** 9' 10" maximum measurements x 8' 6" (3.02m maximum measurements x 2.60m) With door to rear leading through to the conservatory extension. Secondary door giving access through to the kitchen.

**KITCHEN:** 7' 9" x 10' 1" (2.38m x 3.08m) With window to rear and upvc door to side giving external access, the kitchen offers a good range of wall and floor unit cupboard space with wood

effect roll top work surfaces, inset one and a half bowl stainless steel sink with drainer and mixer tap and space for white goods etc. Deep pantry storage cupboard beneath stairs.

**CONSERVATORY:** 7' 11" x 16' 4" (2.42m x 4.99m) Of non-standard construction.

#### **FIRST FLOOR LEVEL: LANDING:**

Giving access to the three bedrooms, bathroom and separate wc.

**BEDROOM ONE:** 11' 1" x 11' 6" narrowing to 9' 4" (3.40m x 3.53m narrowing to 2.86m) With window to the front aspect being a generous double bedroom.

**BEDROOM TWO:** 8' 1" x 11' 5" (2.48m x 3.48m) With window to rear. Views overlooking the gardens. A good size second bedroom.

**BEDROOM THREE:** 8' 0" x 6' 2" (2.44m x 1.89m) With window to the front aspect. A single bedroom with built-in storage cupboard space over stairs.

**WC:** 2' 4" x 4' 0" (0.72m x 1.23m) With frosted window to side. Comprising of a low level wc and wash hand basin.

**SHOWER ROOM:** 5' 0" x 7' 3" (1.54m x 2.22m) A large walk-in shower cubicle. Wash hand basin to side. Built-in airing cupboard to side housing the hot water cylinder.

#### **SERVICES**

Drainage – Mains

Heating type – Electric

EPC rating – E

Council Tax Band – C

Tenure - Freehold

**OUR REF:** 8217



## Viewing Arrangements

Strictly by appointment

## Contact Details

4-6 Market Hill

Diss

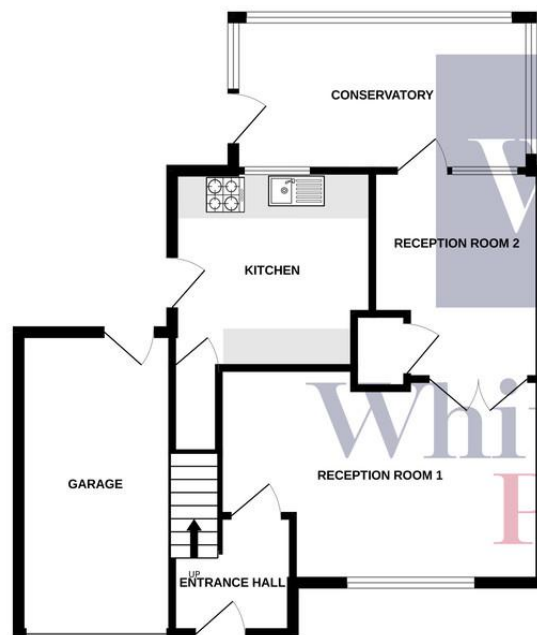
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their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

GROUND FLOOR  
635 sq.ft. (59.0 sq.m.) approx.



1ST FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA: 1018 sq.ft. (94.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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