



Lambseth Street, Eye, IP23 7AG

Guide Price £600,000 - £625,000

Nestled away within the heart of the town centre, this substantial four/five bedroom house occupies an outstanding position tucked away in a private situation. Boasting mature grounds in the regions of 0.28 acres (sts) and double detached garage. Vendors found onwards.

- Vendor found onwards
- Approx 0.33 acre plot (sts)
- Double detached garage
- 2 En-suites
- Versatile living space (1700 sq ft)
- Council Tax Band E
- Freehold
- Energy Efficiency Rating C.



Property Description

Situation

Tucked away in a secluded position, the property is just a short stroll away from the high street found in a rarely available situation enjoying a pleasing leafy green setting whilst offering complete privacy and seclusion within the gardens despite being centrally located within the town centre. The historic and thriving market town of Eye is found on the north Suffolk borders within the beautiful countryside close to the Waveney Valley, the town offers a beautiful assortment of many period and historic properties whilst retaining a good range of day to day amenities and facilities. The nearby market town of Diss is found five miles to the north and offers a more extensive range of amenities and facilities alongside a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

The property was understood to have been individually built in 1994 of traditional brick and block cavity wall construction under a pitched tiled roof, heated by a modern, (two years old) gas combination boiler via radiators and is connected to mains drainage. In the current vendors time of occupation the property has been significantly upgraded and enhanced presented in a most excellent decorative order throughout. In essence the accommodation spans to the regions of 1700 sq ft offering versatile living space with the option of a ground floor bedroom having the luxury of en-suite facilities plus a further four generous size rooms at first floor level with the principle bedroom also having en-suite facilities.

Externally

The property is set back from the road and found along a private driveway leading to a shingle drive giving extensive off-road parking for a number of vehicles leading up to the house and detached garage (measuring 18' 0" x 18' 6" (5.51m x 5.66m with two up and over doors to front, personnel door to side, power/light connected and storage space within the eaves). The main gardens lie to the rear and are of a most generous size, the grounds extend to the regions of 0.2 acres and the main gardens have been thoughtfully landscaped now being well stocked and established having complete privacy/seclusion within. A large paved patio area abuts the rear of the property creating an excellent space for alfresco dining.

The rooms are as follows

RECEPTION HALL: A pleasing and spacious first impression with access via a storm porch to front. Four panel internal doors giving access to the reception room, kitchen, ground floor bedroom and wc. LVT flooring flowing through. Stairs rising to first floor level with under stairs storage cupboard to side.

WC: Comprising of a modern suite with wash hand basin over vanity unit, low level wc and heated towel rail.

RECEPTION ROOM: A bright and spacious double aspect room found to the front of the property and with a pleasing leafy green outlook. Inset fireplace to side.

BEDROOM TWO/RECEPTION ROOM TWO: With window to the front aspect. Another generous size room lending itself for a number of different uses. En-suite facilities to side.

EN-SUITE: With frosted window to side comprising of a walk-in shower, low level wc, wash hand basin and heated towel rail.

KITCHEN/DINER: Well positioned to the rear of the property and enjoying views and access onto the rear gardens. The kitchen

area offers an extensive range of wall and floor unit cupboard space with Silestone work surfaces, inset one and a half bowl sink, integrated appliances with four ring induction hob with extractor above, fitted double oven and combi oven, fitted fridge/freezer and bin storage.

UTILITY: Access via the kitchen and with door to rear giving external access onto the rear gardens. Fitted to the same specification as to the kitchen with matching units and work surfaces. A good range of built-in storage cupboard space and additional space for white goods. Inset sink to side.

FIRST FLOOR LEVEL: LANDING: With four panel internal doors giving access to the additional four bedrooms and family bathroom. Access to loft space above with drop down ladder. Built-in airing cupboard to side.

BEDROOM ONE: Serving well as the principle bedroom and enjoying a double aspect with a leafy green outlook, storage space within eaves and the luxury of en-suite facilities.

EN-SUITE: A modern suite with large walk-in shower cubicle and double headed shower unit over, wash hand basin over vanity

unit, low level wc and new heated towel rail.

BEDROOM THREE: With window to rear overlooking the rear gardens. A double bedroom with a good range of fitted storage units to either aspect.

BEDROOM FOUR: Window to the front aspect. A double bedroom.

BEDROOM FIVE: Found to the rear of the property. Another double bedroom with fitted storage units serving well as an office.

BATHROOM: Presented in an excellent decorative order this matching three piece suite in white comprises a panelled bath with shower over, low level wc, wash hand basin and heated towel rail.

SERVICES

Drainage - Mains

Heating type - Gas

EPC rating - C

Council Tax Band - E

Tenure - Freehold

OUR REF: 8280



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.

