



Castleton Way, Eye IP23 7BJ

Guide Price £400,000

Having been significantly extended and enhanced, this most spacious 5 bedroom detached house, offers versatile living space in the regions of 1500sqft, set upon a large plot and within short walking of the town centre.

- X5 bedrooms
- En-suite to master bedroom
- Ground floor shower room
- Office
- Summer House
- Council Tax Band D
- Freehold
- Energy Efficiency Rating C.



Property Description

SITUATION

Enjoying a pleasing individual position, the property is set well back from the road and within a short stroll to the heart of the historic and thriving market town of Eye, within a quiet and tranquil situation partly surrounded by similar attractive properties. Eye is found on the north Suffolk borders within the beautiful roaming countryside along the Waveney Valley. The town offers a good range of local amenities and facilities predominately all in short walking distance of the property itself. The historic market town of Diss is found four miles to the north and provides a further more extensive range of amenities and facilities with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

DESCRIPTION

The property comprises a substantial 5 bedroom detached house, originally built in the 1970's and in more recent years having been significantly extended. Of traditional brick and block cavity wall construction, heated by a gas fired central heating boiler via underfloor heating and radiators. Throughout the property is immaculately presented offering spacious and versatile living space in regions of 1500 sq ft, having well proportioned rooms, all flooded by plenty of natural light.

EXTERNALLY

Set well back from the road, there is extensive off road parking for a number of vehicles, adjacent to a large area of lawn which could be adopted for further parking space, or alternatively perhaps garaging. The main gardens lie to the rear and again are of a generous size well established with a variety of herbaceous plants, shrubs, roses etc and being predominantly laid to lawn, enclosed by panel fencing.

The rooms are as follows

ENTRANCE HALL: A pleasing and spacious first impression, replaced internal doors to the kitchen/diner, reception room, office and shower room. Stairs rising to first floor level.

RECEPTION ROOM: 15' 9" x 22' 0" (4.82m max) x 6.71m) A bright and spacious double aspect room, with windows to front and French upvc doors giving views and access onto the rear gardens. Open fireplace to side, deep storage cupboard under stairs, LVT flooring flowing through.

OFFICE: 9' 5" x 7' 8" (2.88m x 2.36m) Window to rear, views on the gardens, currently used as an office, however lends for a number of different uses.

KITCHEN/DINER: 22' 0" x 9' 9" (6.71m x 2.99m) A triple aspect room, with windows to the front and rear aspect and French

doors to side giving external access to the rear gardens. The kitchen area offers solid wood work services, butler sink shaker units and space for integrated appliances, such as range, dishwasher and washing machine etc. LVT flooring and with the luxury of underfloor heating.

SHOWER ROOM: 6' 2" x 3' 11" (1.90m x 1.20m) With frosted window to front, shower cubicle, low level WC and wash hand basin in white.

FIRST FLOOR LEVEL: Landing giving access to the five bedrooms and family bathroom, access to loft space above, window to front and x2 built in storage cupboards.

BEDROOM ONE: 21' 11" x 9' 9" (6.70m x 2.98m) A double aspect room, being of a most generous size and having the luxury of en-suite facilities.

BEDROOM TWO: 9' 1" x 11' 10" (2.78m x 3.61m) Window to rear, another spacious double bed sized room.

BEDROOM THREE: 6' 9" x 8' 8" (2.08m x 2.66m) Window to front, a double bed sized room, with built in storage cupboard to side.

BEDROOM FOUR: 9' 1" x 11' 1" (2.78m x 3.39m) With window to rear, space for a double bed and built in storage cupboard.

BEDROOM FIVE: 9' 1" x 6' 10" (2.78m x 2.09m) Views onto the rear gardens, a generous single bed sized room.

BATHROOM: 5' 10" x 6' 11" (1.80m x 2.11m) Frosted window to front and comprising of a matching suit in white, with panelled bath, WC and wash hand basin. Heated towel rail to side.

OUR REF: 7812



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.

