



**Flint Lodge, Hayward Close, Eye**

**Harrison Edge**  
Estate Agents



Tucked away lies this generous detached individual town property providing a mix of ground and first floor bedrooms, along with excellent day space. Attractively designed, incorporating red brickwork, knapped flint panels and off road parking, Flint Lodge is a rare opportunity, and has no onward chain.

- Detached chalet style
- 2 Ground Floor Bedrooms
- 2 First Floor Bedrooms
- 2 Reception Rooms
- Kitchen with Breakfast Room
- Roomy parking with scope for garage

### Location

Flint Lodge occupies a discreet position set back and hardly visible from the road, just off Lowgate Street and Orchard Close. The shops and facilities are a relatively short walk uphill via Lowgate Street but then in Eye, nothing is very far away. The town layout owes much to the motte and bailey castle which enabled Castle Street and Church Street to evolve. From Hayward Close one can approach the town in a clockwise or anticlockwise direction taking in many of the town's interesting period buildings including the fine parish church which Nicklaus Pevsner in his work *The Buildings of England* describes as "one of the wonders of Suffolk". This historic town is blessed with an array of shops and businesses enabling residents to be essentially self sufficient and was voted one of the 10 best places to live in Britain. Eye is extremely well served by day to day amenities and is renowned for the varied cultural activities that take place throughout the year not least theatre productions, up to date films, classical music concerts and annual art exhibition. In addition to the excellent food shops and services, the friendly town is also renowned for antiques and objets d'art. The surrounding countryside is accessible via an excellent network of public footpaths which start just beyond Hayward Close making the area ideal for the rambler and dog owner.

### Description

Flint Lodge is a handsome individually designed home providing four bedrooms across two floors along with two lovely sized reception rooms plus kitchen with breakfast room beyond. The wide attractive frontage, of both the plot and building strike a very positive note and are further helped by a roomy parking area to one side. The sheltered entrance leads into a good sized reception hall from where the remainder of the accommodation unfolds. Having

inspected the property on a wintry but sunny day it is clearly a statement home which benefits from good natural light making the breakfast room and reception room at the rear great morning rooms: both opening onto the terrace and gardens. Two double ground floor bedrooms each have a wash basin and use of the ground floor bathroom. Upstairs, two further double bedrooms are served by a further bathroom and each feature access points to eaves storage.. The larger of the two first floor bedrooms includes a long built-in wardrobe along one wall taking advantage of the sloping roof. As one would expect, windows are of the PVCu variety and double glazed along with plastic fascias and vented soffits leading to easy maintenance. The original gas fired boiler has been replaced with a Vaillant Eco Tec Pro boiler supplying domestic hot water and radiators.

### Reception Hall 3.12m x 3.07m (10'3 x 10'1)

A welcoming good size space leading on from the recessed storm porch and outer entrance door. Stairs at one side rise to the first floor and are open below. White panelled internal doors lead off and complemented by moulded skirting boards and architraves throughout with gently artexed and coved ceilings. Double radiator with thermostatic radiator valve (TRV). Telephone point.

### Sitting Room 5.13m x 3.91m (16'10 x 12'10)

A room of great proportion with window to the front elevation and gas coal effect fire to one end complete with marble hearth and chimneypiece. Television and Sky cabling. Double radiator with thermostatic radiator valve. This front room adjoins a similarly large reception room at the rear approached currently via a double width opening to the...

### Lounge 5.05m x 3.86m (16'7 x 12'8)

A similarly versatile room with sliding patio door leading outside to the paved terrace along with a further good size window opening at the side. Fitted dresser or bookcase type unit to one wall to remain incorporating twin cupboards, shelving and smaller central cupboard. Double radiator with thermostatic radiator valve. Telephone point.

### Kitchen 3.86m x 3.56m (12'8 x 11'8)

Smart timber worktop with drainer extends across cupboard storage options on one side and incorporates a Belfast sink with flexi mixer tap. On the opposite wall further matching painted units provide additional storage and feature a marble worktop along with space for a slot-in cooker and additional appliance space. Gas cooker point. Plumbing for dishwasher. A really useful feature is the walk-in pantry. The tiled floor extends through into the...

### Breakfast Room 2.84m x 2.59m (9'4 x 8'6)

A light potentially sunny morning spot ideal for a casual dining/breakfast table and chairs and on warmer days throw open the sliding patio door and spread out onto the paved terrace. Double radiator with thermostatic radiator valve. A further glazed door leads outside.

### Utility Room 3.89m x 1.73m (12'9 x 5'8)

Matching tiles from the kitchen lead through to this practical space fitted with additional worktop, stainless steel sink unit, plumbing for washing machine and additional appliance space. Wall cupboards and open fronted storage along with wall mounted Vaillant Eco Tec Pro combination gas fired boiler supplying domestic hot water and radiators. Water softener. A further glazed outer door leads to the terrace and gardens, adjacent to a PVCu window.

### **Inner Hall**

With built-in shelved airing cupboard.

### **Bedroom 1 3.96m x 3.51m (13' x 11'6)**

Situated to the front and featuring a wide window along with a cupboard complete with vanity wash basin inside. Single radiator with thermostatic radiator valve. Television point.

### **Bedroom 2 3.86m x 3.28m (12'8 x 10'9)**

Sitting at the rear with a similarly good window providing an outlook to the garden. Fitted vanity wash stand with basin. Built-in walk-in wardrobe. Television point. Single radiator with thermostatic radiator valve.

### **Bathroom**

Fitted with a suite comprising panelled bath with shower attachment over low level wc and pedestal wash basin. Extractor fan. Shaver point. PVCu window to the front elevation. Extensive tiling.

### **First Floor Landing**

Approached via the stairs with quarter landing from the hall, onto a space between two further double bedrooms and bathroom. A stairwell window provides good natural light.

### **Bedroom 3 4.47m x 3.84m Max (14'8 x 12'7 Max)**

Featuring a wardrobe system along one wall in addition to the eaves access point provided by this style of construction. Two Velux windows provide natural light from the rear elevation. Single radiator with thermostatic radiator valve.

### **Bedroom 4 4.45m x 2.84m (14'7 x 9'4)**

With additional eaves access point and Velux window within the rear roof line. Single radiator with thermostatic radiator valve.

### **Bathroom**

Fitted with a suite comprising panelled bath, pedestal wash basin and low level wc. Single radiator. Shaver point. Velux window within the rear roof line.

### **Outside**

Flint Lodge enjoys a wide frontage enabling good vehicular access at one side, allowing cars to park out of the way leaving room for a lawn to extend across the property. The side area appears to offer scope for building a double garage (subject to obtaining Planning Permission) albeit this has not been necessary to date. Beyond lies a good sized Summer House positioned to one side, angled towards the property and with a good outlook across the garden to the terrace. Power and light are connected making a useful hobby space in addition to being a good spot to sit enjoying the position. The gardens themselves have been well landscaped in the past with different levels creating interest along with a currently drained pond by the terrace and a spread of lawn.. The good size garden has an unused concrete base in the adjacent corner to the summer house upon which could sit a further garden building. The rear of the property enjoys a southerly aspect looking onto private family owned fields alongside The Clancy.

### **Services**

The vendor has confirmed the property benefits from mains water, electricity, gas & drainage.

### **Wayleaves & Easements**

The property is sold subject to and with all the benefit of all wayleaves, covenants, easements and rights of way whether or not disclosed in these particulars.

### **Important Notice**

These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Harrison Edge has no authority to make or give in writing or verbally any representations or warranties in relation to the property. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all the necessary planning, building regulation or other consents. Harrison Edge have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting any property. See also notes on Viewing below relative to Covid-19.

### **Postal Address**

Flint Lodge, Hayward Close, Eye, IP23 7AE

### **Local Authority**

Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich IP1 2BX. Telephone: 0300 123 4000

### **Council Tax**

The property has been placed in Tax Band E.

### **Tenure & Possession**

The property is for sale freehold with vacant possession upon completion.

### **Fixtures & Fittings**

All items normally designated as tenants fixtures & fittings are specifically excluded from the sale unless mentioned in these particulars.

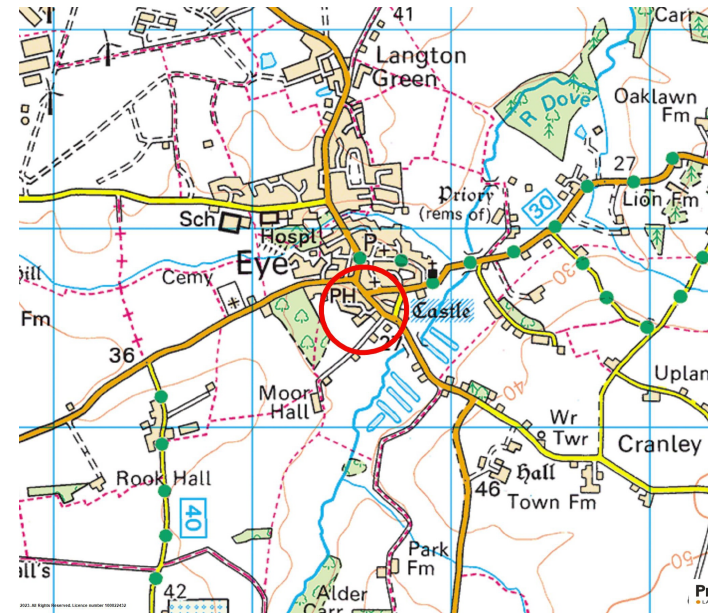
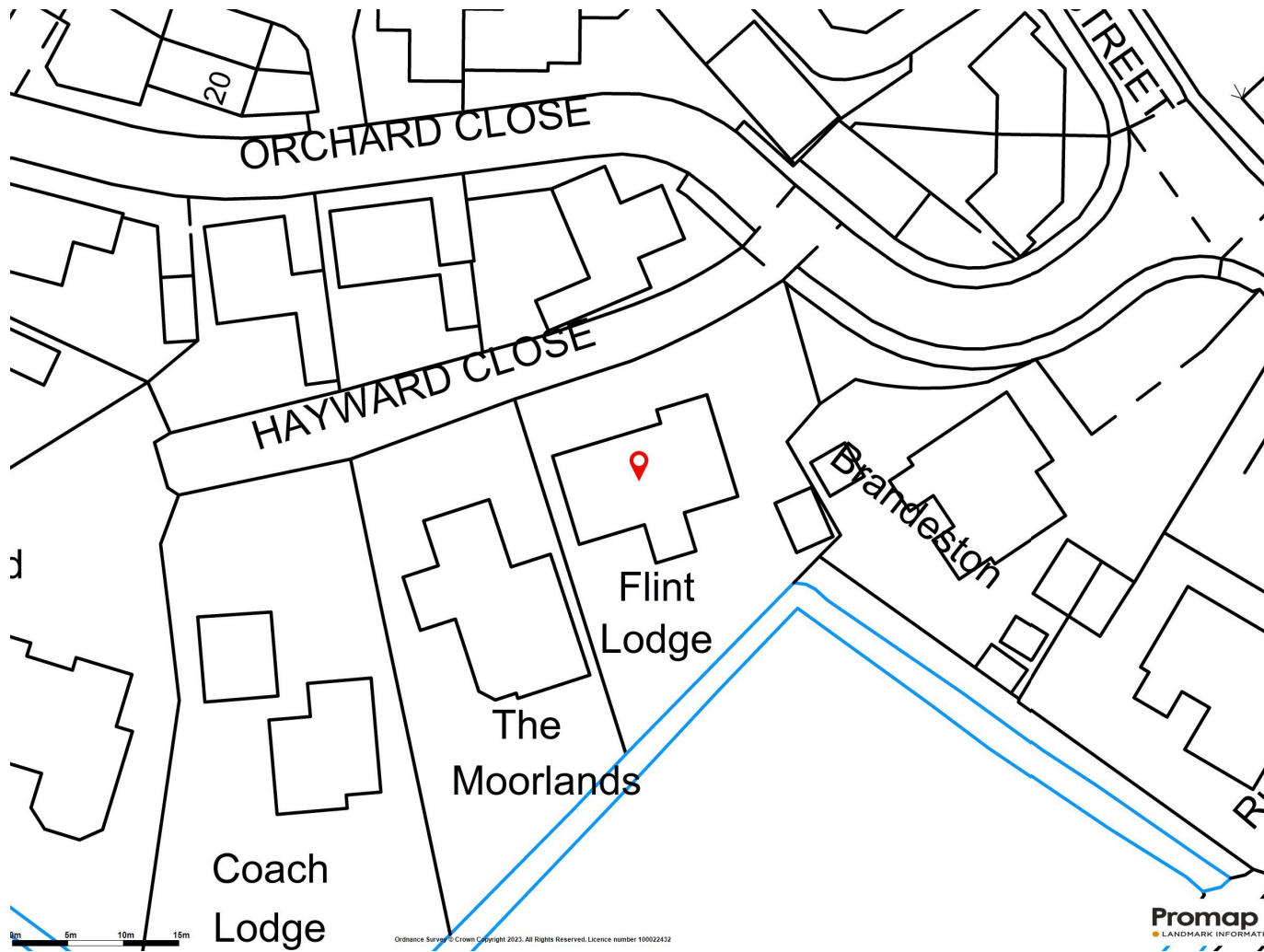
### **Viewings**

By prior telephone appointment with the vendors' agent Harrison Edge T: +44 (0)1379 871 563 07542 965 660 \*\*\* Covid-19 - No more than two related viewers will be admitted to the property and assurances must be provided neither party has Covid-19 symptoms or has suffered from the illness. Viewers must bring with them appropriate PPE. \*\*\*

### **Directions**

From the Town Centre and passing Harrison Edge on the left, proceed down hill into Lowgate Street. At the foot of the hill turn right into Orchard Close and first left into Hayward Close. Flint Lodge is the first property.



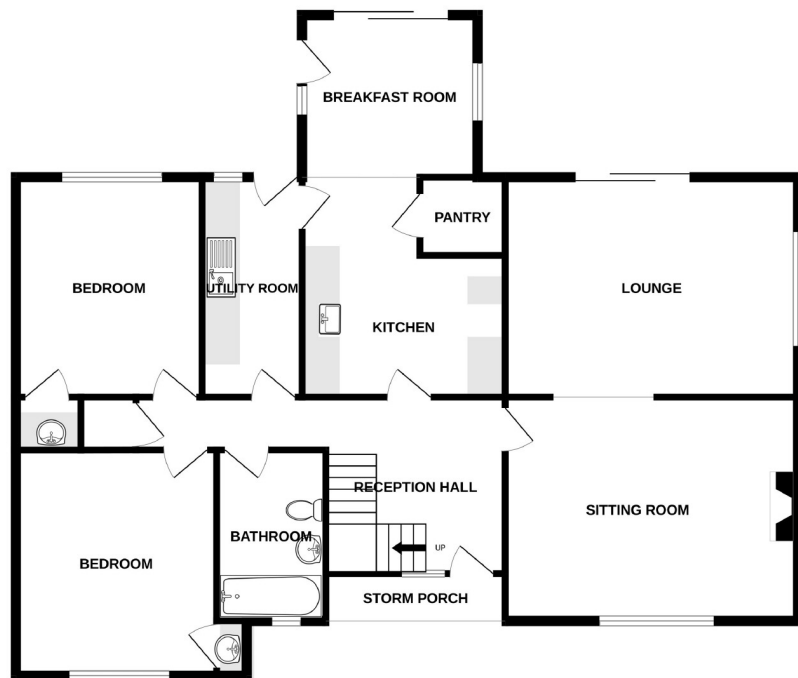


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		71	79
		EU Directive 2002/91/EC	

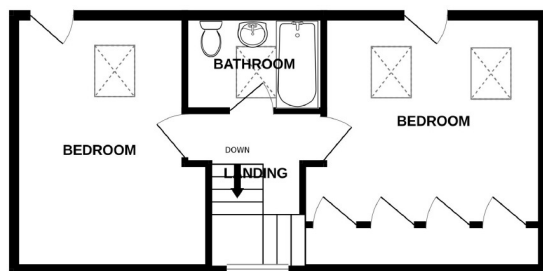




GROUND FLOOR  
1282 sq.ft. (119.1 sq.m.) approx.



1ST FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 1727 sq.ft. (160.5 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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## Energy performance certificate (EPC)

Flint Lodge 1 Hayward Close Eye IP23 7AE	Energy rating <b>C</b>	Valid until: 30 January 2032 Certificate number: 0370-2928-6090-2422-5345
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Property type: Detached house

Total floor area: 166 square metres

### Rules on letting this property

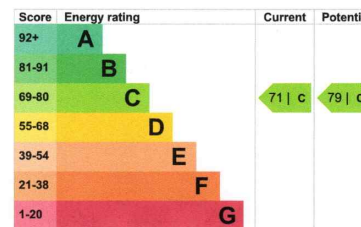
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60





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