

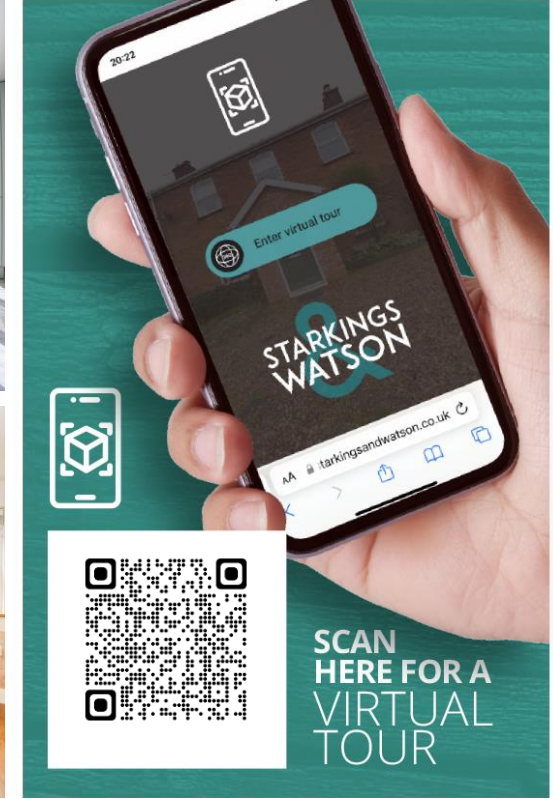
MAGDALEN STREET

Eye IP23 7AJ

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01379 450950

FOR SALE
PROPERTY



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STARKINGS
&
WATSON

- Semi-Detached Cottage
- Town Centre Location
- Renovated & Presented In Great Order
- Sitting Room with Wood-Burner
- Open Plan Kitchen/Dining Room
- Three Ample Bedrooms
- Bathroom & W.C
- South Facing Garden & Parking

IN SUMMARY

VENDOR FOUND! This charming SEMI-DETACHED COTTAGE located in the HEART of the market town of EYE offers renovated and stylish accommodation in the region of 800 Sq. ft (stms). The cottage itself is a traditional cottage dating back to the 1800's and was fully renovated in 2017. Internally the cottage offers an entrance hallway with storage and W.C leading into the main reception room with WOOD-BURNER. This opens into the KITCHEN/DINING ROOM to the rear which is a modern open plan room, mostly integrated with an ISLAND and plenty of room for the dining table. You will also find BI-FOLDING DOORS opening onto the south facing garden. On the first floor, off landing there are TWO DOUBLE BEDROOMS and a FURTHER SINGLE BEDROOM. The main bedroom has a JULIET BALCONY overlooking to the garden whilst there is also a well fitted family bathroom. Externally, there is an allocated parking space and a pleasant lawned SOUTH FACING GARDEN to be enjoyed.

SETTING THE SCENE

Approached via the shared driveway to the side, there are then steps leading down to the main entrance door which is covered with a storm porch giving access to the main property.

THE GRAND TOUR

Entering through the storm porch into an entrance hallway, you will find built-in storage for coats and shoes as well as a ground floor W.C with hand wash basin. The hallway leads straight into the main reception room with the same wood flooring flowing seamlessly. The main reception gives access to the first floor and has windows overlooking the front as well as a brick-built fireplace housing a wood-burner. Steps lead down into the kitchen/dining room located at the rear of the cottage overlooking the garden. The kitchen is mostly built-in with quartz work surfaces and integrated appliances comprising dishwasher, washing machine, five ring electric hob with extractor above, electric oven, integrated microwave and fridge/freezer. There is also tiled flooring and bi-folding doors opening onto the rear garden. On the first floor there is a main landing space with built-in storage cupboard leading to all three of the bedrooms and family bathroom. The main bedroom located to the rear of the cottage has a Juliet balcony overlooking the garden as well as a vaulted ceiling and exposed timber beams. The second bedroom, also a double has an exposed brick chimney and window overlooking the front. There is then a third single bedroom also to the front which would make a perfect study room. The family bathroom comprises a



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shaped panelled bath with rainfall shower over, W.C and hand wash basin. The property benefits from uPVC double glazing and gas fired central heating.

THE GREAT OUTDOORS

The property is set back from the road with a shared shingled driveway to the side leading to rear of the property and the allocated off road parking space adjacent to the neighbours parking space. There is gated access to the back garden from the parking area. The rear garden is larger than expected and mainly laid to lawn with a paved patio area and enjoys a predominantly south facing aspect.

OUT AND ABOUT

The property is located in Eye, a historic town offering an assortment of local shops and businesses. The local schooling is highly thought of with Nursery to High School ages catered for. Services include health centre, butchers, bakers, deli, supermarkets and chemist amongst others. The market town of Diss (approximately 5 miles away) offers an extensive range of further amenities. Diss also benefits from a mainline rail service which runs between the City of Norwich and London's Liverpool Street Station.

FIND US

Postcode : IP23 7AJ

What3Words : ///massive.circus.than

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property

AGENTS NOTE

The driveway is shared with the neighbouring property and also provides access to the shared parking area. We are advised the land behind also has planning permission for a detached property to be built.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

Price:



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Ground Floor
 Approximate Floor Area
 425 sq. ft
 (39.48 sq. m)

First Floor
 Approximate Floor Area
 404 sq. ft
 (37.53 sq. m)

Approx. Gross Internal Floor Area 829 sq. ft / 77.01 sq. m