



## Magdalen Court, Eye, IP23 7DJ

**Guide Price £300,000 - £315,000**

Deceptive in size, the stylish townhouse offers versatile living in the region of 900 sq ft. Enjoying beautiful views to the south and centrally located within the town centre.

- Approx 900sqft
- Versatile living space
- Southerly facing rear gardens
- Off-road parking
- Far reaching views
- Council Tax Band C
- Freehold
- Energy Efficiency Rating C.



## Property Description

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### Situation

Tucked away in a select and private courtyard of similar attractive properties, this modern town house is nestled in the heart of the town within a stones throw of the High Street and to open rural countryside. Eye is a historic market town still retaining an excellent range of local amenities and facilities found within the beautiful countryside lying on the north Suffolk borders. The larger market town of Diss is found some six or so miles to the north offering a more extensive and diverse range of amenities and facilities including a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

### Description

The property itself was built in the late 1990s by local builders Bowden and is of modern brick and block cavity wall construction under a pitched clay tiled roof and with double glazed upvc windows and doors, heated by gas fired boiler for radiators. The accommodation is arranged over three floors with vast living space in the region of 900 sq ft. Beautifully presented throughout by the current vendors who have upgraded and enhanced the property in their time of ownership.

There is a management charge for the maintenance of the residents only parking area and gardens in the courtyard, currently being £19 per month, with covenants entailing that caravans and commercial vehicles are not parked permanently within this area.

### Externally

To the front of the property there is the benefit of two allocated car parking spaces. The main gardens lie to the rear and enjoy a southerly aspect and having a good deal of privacy/seclusion within. A paved patio area abuts the rear of the property creating space for alfresco dining leading onto an area of Astro turf and small timber shed beyond. Rear gate entry.

The rooms are as follows

**ENTRANCE HALL:** A pleasing and spacious first impression with solid wood door to front. Two staircases give access to first floor and lower ground floor level. Replaced wood effect flooring. Access to the kitchen/Diner and Bedroom/study.

**WC:** Replaced suite in white with wash hand basin over vanity unit and low-level wc. Fully tiled.

**KITCHEN/DINING ROOM:** To the rear aspect of the property and enjoying beautiful elevated views over the recreational ground. This modern kitchen has only just been recently replaced and offers a good range of wall and floor unit cupboard space, four ring electric hob and oven below, extractor, fitted dishwasher and space for washing machine.

**BEDROOM THREE/STUDY:** With window to the front aspect and lending itself for a number of different uses.

**LOWER GROUND FLOOR LEVEL:**

**OFFICE / BEDROOM:** Window to front currently used as a ground floor office however could be used as a fourth bedroom if required.

**RECEPTION ROOM:** Found to the rear of the property and with French upvc double glazed doors giving views and access onto the rear gardens. A light bright and airy room.

**FIRST FLOOR LEVEL:**

**BEDROOM ONE:** With window to the rear aspect. Again enjoying elevated views to the south. A generous double bed size room with built-in storage cupboard and dressing table.

**BEDROOM TWO:** Window to the front aspect. A good double bed size room with built-in storage cupboard over stairs and alcove to side for additional storage space if required.

**BATHROOM:** A modern three-piece suite with white panelled bath double headed shower over, wash hand basin vanity unit, wc, heated towel rail.

**OUR REF:** 8255



# Viewing Arrangements

Strictly by appointment

## Contact Details

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