



34 Orchard Close, Eye

**Harrison Edge**  
Estate Agents

A stylish 3 storey 3 bedroom Townhouse providing a well planned interior of two reception rooms including a well positioned first floor lounge with fabulous view across the Town Moors. Bedrooms on first and second floors are complemented by both bath and en suite shower rooms. Guide Price £295,000.

- 3 Bedrooms
- Lounge & Dining Rooms
- Kitchen with built-in appliances
- Bath & En Suite Shower
- Ground floor Cloakroom
- Allocated Parking Space

### **Location**

The historic town of Eye has been described by a national newspaper as one of the top 100 Glories of Secret Britain. It is blessed with an array of shops and businesses enabling residents to be essentially self sufficient. With schools, both Nursery, Primary and High, a Health Centre and varied social and recreational opportunities, all age groups are catered for. The town includes an historic mix of architecture and interesting buildings especially when one considers the impressive properties towards the fine, historic Church. With a tower of 101 feet, the renowned Nicklaus Pevsner in The Buildings of England (Suffolk) describes it as "one of the wonders of Suffolk". Orchard Close can be driven too from Lowgate Street or walked to by the road or indeed by crossing the Town Moors from Magdalen Street. The property faces west so enjoys a sunny aspect. It is a proverbial stone's throw from town centre facilities as well as the open countryside and footpaths across fields. The excellent shops include for example the friendly 'institution' The Handyman Stores, two butchers, bakers, a fine deli, two supermarkets and chemist, complementing those found at neighbouring Diss (approximately 5 miles). Diss is fortunate in being able to offer amongst other things an 18 Hole Golf Course and importantly a well used commuter rail service which runs between the Cathedral City of Norwich to the north and London's Liverpool Street Station.

### **Description**

Built by Bovis Homes in around 2007, this smart terrace of seven properties comprises two styles and No.34 is the favoured brick design with tall gabled front. The internal layout is well proportioned and features a splendid first floor reception room with twin french windows and juliet balconies and a view across the Town Moors. The principal bedroom can be found at the top of the house along with en suite shower room, bathroom and additional bedroom. A third bedroom is on the first floor and as with the ground floor dining room is a versatile space. The kitchen allows for a table and chairs and is fitted out with units incorporating built-in appliances. The rear garden is paved and stoned with low maintenance in mind. Gas heating is installed with radiators throughout and windows double glazed with PVCu framed units in a sash style.

### **Entrance Lobby**

An initial area with space for coats and inner door leading through to the heart of the house.

### **Hallway**

A long hallway opening out into the stairwell and access to the first floor. Double radiator. Stairs rise to the first floor via a turning staircase with half landing.

### **Cloakroom**

Fitted with suite comprising low level wc and pedestal wash basin. Single radiator (TRV). Tiling to half height. Extractor fan. Recessed spots.

### **Dining Room 4.04m x 2.77m (13'3 x 9'1)**

An adaptable room with scope for differing purposes. Window to the front elevation. Double radiator complete with thermostatic radiator valve (TRV). Walk-in understairs cupboard.

### **Kitchen 3.76m x 3.53m (12'4 x 11'7)**

Fitted with units around three walls incorporating matching trimmed worktop complete with inset John Lewis 5 ring gas hob with Hotpoint chimney hood above. Low level cupboard and drawer storage options along with wall cupboards and cabinets, fitted with cornice and pelmet detail including pelmet lighting above the sink area. Shelved corner and wine storage. Integrated dishwasher. Neff eye level double oven. Stainless steel single drainer sink unit with drainer bowl and mixer tap along with non softened drinking water tap. Single radiator (TRV), Upright fridge freezer space, Recessed ceiling spots. Window to the rear along with a part glazed outer door leading out to the garden.

### **First Floor Landing**

Stairs continue upwards to the second floor. White panel doors lead off matching those on the ground floor and above. Single radiator (TRV).

### **Lounge 5.16m x 3.76m (16'11 x 12'4)**

Any house with an upstairs reception room has to be considered as special. This example has twin french windows opening to a matching pair of juliet balconies and the view West across the Town Moors and beyond. A chimneypiece serves as a focal point to the room complete with insert and hearth. Two single radiators each with thermostatic radiator valves. Television and telephone points.

### **Bedroom 3 3.76m x 2.69m (12'4 x 8'10)**

A second versatile and adaptable room with twin windows to the rear elevation. Single radiator (TRV).

### **Second Floor Landing**

With built-in airing cupboard housing hot water storage tank.

### **Bedroom 1 3.76m x 3.02m (12'4 x 9'11)**

With fitted wardrobes forming a 3-door set and windows to the front elevation with the view West. Single radiator (TRV).

### **En Suite Shower Room**

With suite comprising pedestal wash basin and low level wc along with tiled shower enclosure with Triton shower unit fitted. Ceiling spots. Extractor fan. Single radiator (TRV).

### **Bedroom 2 3.76m x 2.69m (12'4 x 8'10)**

Featuring fitted wardrobes forming a 3-door set and two windows provide an outlook to the rear. Access to loft space. Single radiator (TRV).

### **Bathroom**

Fitted with a suite comprising panelled bath with shower attachment over along with pedestal wash basin and low level wc. Single radiator (TRV). Tiling to half height. Extractor fan. Recessed spotlights.

### **Outside**

A planted front garden area sets off the front of the house as with the neighbouring properties within the terrace. An allocated PARKING SPACE sits opposite along with an additional shared space on a 'First Come, First Served' basis. To the rear lies an enclosed garden space with rear gate providing access from a shared pathway serving the rear of the houses. The garden has been laid out with ease of maintenance in mind being paved and stoned and a small number of plants plus patio area. The Water Softener is found under an outside cover with a cold tap adjacent.

### **Services**

The vendor has confirmed that the property benefits from mains water, electricity, gas and 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**

34 Orchard Close, Eye, IP23 7DW

### **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 D.

### **Tenure & Possession**

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

### **Fixtures & Fittings**

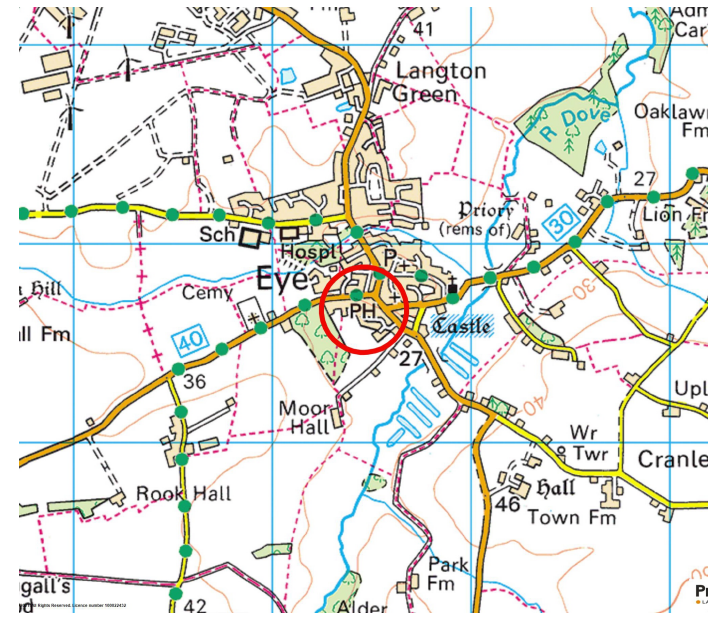
All items normally designated as vendors' fixtures & fittings are specifically excluded from the sale unless mentioned in these particulars.

### **Directions**

From the Town Centre pass the Town Hall on your right and Harrison Edge further along on the left. Continue downhill into Lowgate Street taking the first right into Orchard Close. Continue to the very end to find No, 34

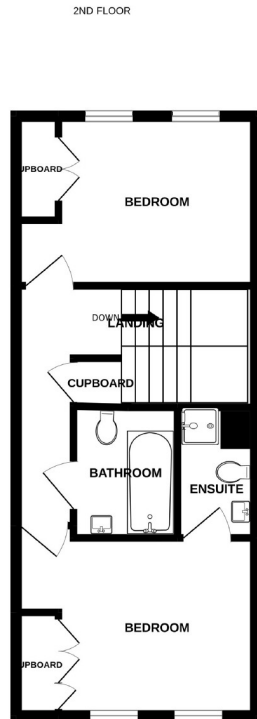
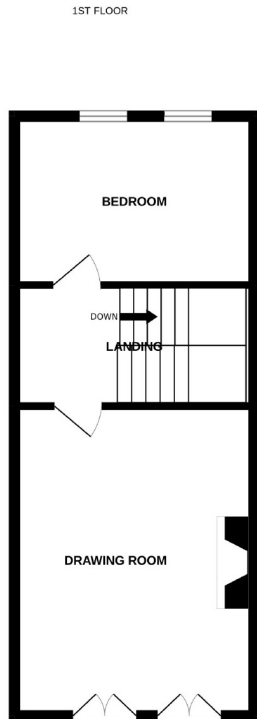
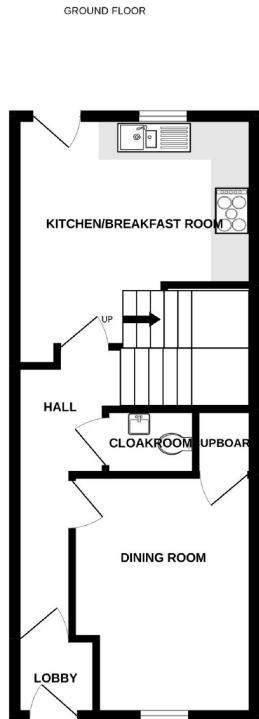
### **Viewing**

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. \*\*\*



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>69</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>		EU Directive 2002/91/EC	





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)

34, Orchard Close EYE IP23 7DW	Energy rating <b>C</b>	Valid until: 26 February 2029 Certificate number: 8101-5138-5929-3526-9213
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Property type	Mid-terrace house
Total floor area	112 square metres

### Rules on letting this property

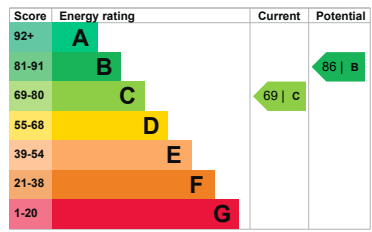
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 B.

[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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