



Church Street, Eye, IP23 7BD

Guide Price £390,000

A spacious period town house superbly positioned within the town centre and boasting versatile accommodation in the region of 1,450 sq ft. Further benefitting from southerly facing rear gardens.

- Centrally positioned within the town
- Southerly facing rear gardens
- 1,450 sq ft approx
- 2 reception rooms
- Utility
- Council Tax Band C
- Freehold
- Energy Efficiency Rating N/A.



Property Description

Situation

Ideally located within the town centre, the property is found upon Church Street consisting of an attractive assortment of many period and historic properties. The historic and thriving market town of Eye is found on the north Suffolk borders within the beautiful countryside along the Waveney Valley, the town offers a good range of day to day amenities and facilities alongside an active local community. The nearby market town of Diss is found six miles to the north and offers a more extensive range of amenities along with a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

The property comprises a three-bedroom grade II listed house, the oldest part of which dates back to the 14th Century having been part of a hall house with St Luke's next door. Offers a wealth of charm, character, and history. Current vendors have sensitively improved the property with a schedule of significant works and enhancements, including major roof works, chimney repointing, complete rewiring, and decoration throughout. A new gas combi-boiler and central heating system was also installed three years ago. Internally, the property offers spacious and versatile accommodation in the region of 1450 sq ft. Additionally, the property can be further expanded by converting the attic room into an additional bedroom if desired, subject to planning permission. Property connected to mains drainage.

Externally

The house forms part of an attractive line of historic properties. The generous gardens lie to the rear and enjoy a southerly, 'sun-trap' aspect, where a newly paved patio area abuts the property and creates an excellent space for al fresco dining, leading onto a large area of lawn, enclosed by brick walling. To the rear is external access to the car park. A large timber shed is found within the gardens, giving good storage space, and the gardens have been landscaped and are well planted and established.

The rooms are as follows:

ENTRANCE HALL/LOBBY: A pleasing first impression with glazed door to front and access to Reception Rooms One and Two.

RECEPTION ROOM ONE: 14' 11" x 12' 9" (4.57m x 3.89m) maximum measurements. A light and airy, well-proportioned room with secondary-glazed window to front aspect. Open fireplace. TV and telephone points. Access to kitchen/breakfast room.

RECEPTION ROOM TWO: 14' 9" x 11' 5" (4.52m x 3.48m) Well-proportioned room with secondary-glazed window to front aspect, open fireplace, exposed floor boarding, period four-panel doors, TV point, and deep built-in storage cupboard. Access to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM: 14' 2" x 10' 9" (4.32m x 3.28m) Enjoying views over the gardens, the kitchen offers a good range of wall and floor units, roll top work surfaces, space for integrated appliances, water softener in-situ, and access to walk-in pantry.

UTILITY/STUDY: 11' 1" x 7' 10" (3.40m x 2.39m) A versatile room, currently coupled as a utility and work area. Butler sink, work surface with space for white goods under. Includes modern socket with USB ports. Enjoys views towards gardens.

REAR LOBBY: A good space for shoes and coats with secondary door giving access to the gardens and further access to WC (with secondary-glazed window and low-level WC). Houses gas combi-boiler.

FIRST FLOOR LEVEL - LANDING: Window overlooking the gardens, stairs from ground level, exposed floor boarding, access to three bedrooms and bathroom.

BEDROOM ONE: 14' 9" x 12' 7" (4.52m x 3.86m) With secondary-glazed window to front aspect. Of a most generous size serving well as the principal double-bedroom. Exposed floor boarding, large walk-in closet, access to attic room via drop-down loft ladder.

BEDROOM TWO: 12' 0" x 11' 10" (3.66m x 3.63m) With secondary-glazed window to front aspect. A generous size

double-bedroom with built in storage cupboard containing access to loft storage space. TV point.

BEDROOM THREE: 7' 8" x 7' 6" (2.34m x 2.29m) Overlooking the rear gardens and enjoying a southerly aspect, currently used as a study / home office.

BATHROOM: A modern suite with large walk-in shower cubicle, low-level WC and hand basin. Heated towel rail. Large storage / airing cupboard.

SECOND FLOOR LEVEL - ATTIC ROOM: Accessed via Bedroom One. Large, insulated space currently used as a hobby room. Power and light. Many original features, including oak beams and floorboards. Easily converted into an attractive fourth bedroom subject to planning permission.

LOFT SPACE: With limited headroom and accessed via Bedroom Two. With electric light. Newly boarded out generous storage space. Houses TV aerial.

VIEWINGS: Strictly by appointment with Whittleby Parish Estate Agents, please contact a member of the sales team at our Diss office on 01379 640808. **OUR REF:** 8301



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.



TOTAL FLOOR AREA: 1489 sq.ft. (138.3 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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