



Applewood, 1a Castleton Way, Eye

Harrison Edge
Estate Agents

Applewood is a notable Eye property, providing 5 double bedrooms, good reception room and ancillary space within a plot of just under two thirds of an acre. The private, elevated position offers tremendous gardens, good vehicular access and is a pleasant walk from the town centre.

- 5 Double Bedrooms
- Lounge & Dining Room areas
- Conservatory & Study
- 3 Bathrooms
- Double Garage
- About 0.61 Acres (0.25 Hectares)

Location

The historic town of Eye 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 impressive mix of architecture and interesting buildings and is especially well known for the fine, historic Church. With a tower of 101feet, the renowned Nicklaus Pevsner in The Buildings of England (Suffolk) describes it as "one of the wonders of Suffolk". The house is a short walk from Broad Street and commercial centre of the town and Castle Street that winds around the remains of the motte & bailey castle, passing the church and 16th century Guildhall along the way. The excellent shops include for example the friendly 'institution' that is The Handyman Stores and also two butchers, bakers, a fine deli, two supermarkets and chemist, complementing those found at neighbouring Diss (approximately 5 miles). Diss offers 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. This statement house is set within an attractive setting, towards Lambseth Street and Victoria Hill, featuring a backdrop of trees and the grounds to Chandos Lodge to the south. Occupying an elevated position, much of any passing traffic is below the hedge line adding to the overall privacy.

Description

Applewood is one of a relatively small number of 'notable' modern houses within the town and occupies a fine position at the entry to Castleton Way. Believed to have been built in the early 1970's, this individual house provides extensive living space and lies with a plot of 0.61 acres (0.25 hectares). Internally, the house is arranged to provide an L-shaped lounge and dining room combination plus conservatory and study. A generous kitchen space is further served by a large utility room beyond. The first floor offers five bedrooms, en suite shower room, separate shower room and spacious bathroom. All bedrooms have built in storage including a notable walk-in wardrobe. Gas fired radiator heating, and PVCu double glazed windows. The present owners, having

purchased via Harrison Edge in 2014, have carried out an extensive range of improvements not least installing a splendid fitted kitchen and bathroom fittings throughout, replacement of floor coverings including Karndean type flooring and of course much detailing of the outstanding garden.

Hallway

Approached via an outer canopy porch and serving as a hub to the ground floor. Stairs rise to the first floor accommodation via a half landing, well lit from a tall stairwell window. Built in Cloaks cupboard. Under stairs cupboard. Two double radiators.

Cloakroom

With suite comprising pedestal washbasin and low level wc. Single radiator. PVCu double glazed window.

Lounge 7.16m x 4.06m (23'6 x 13'4)

A well proportioned space featuring an inset contemporary raised gas fire providing a focal point to the room. Either side, tall narrow feature windows provide natural light and stylish detail. French windows lead out to the garden and opposite, a further pair into the Conservatory. Television point, double radiator etc.

Dining Room 3.51m x 3.20m Min (11'6 x 10'6 Min)

Open from the lounge together forming a sizeable open reception space. Double radiator. PVCu double glazed window to the rear. TV point.

Conservatory 4.90m x 4.62m Max (16'1 x 15'2 Max)

A bespoke creation in an octagonal shape with PVCu double glazed framing incorporating French windows leading out to the front, south garden. The current owners have refurbished this space, installing lighting and a new roof with tinted glass. The ceramic tile floor is under floor heated.

Study 3.58m x 2.08m (11'9 x 6'10)

PVCu double glazed window to the front elevation. Single radiator. Telephone & television points. Fitted bookcasing.

Kitchen Breakfast Room 6.35m x 3.51m Max (20'10 x 11'6 Max)

Very nicely set out with an appealing range of units in a fetching duck egg blue set off by black Maia designer worksurfaces which are described as "both glamorous and durable, representing a truly innovative solid surface alternative to natural stone and its inherent drawbacks" - they do indeed look very smart. The work surfaces, incorporating a Breakfast Bar, extend across assorted cupboard and drawer storage options all on 'soft close' and include integrated larder fridge, twin Neff eye level double ovens, dishwasher, inset Neff 5 ring induction hob along with a one and a half bowl and integrated drainer within the surrounding worktop. Wall cupboards to match with cornice and pelmet and under lighting. Recessed ceiling spots. A full length window provides an outlook to the garden along with a further window above the sink area. Double radiator.

Utility Room 3.81m x 2.95m (12'6 x 9'8)

Fitted units comprising worktop, storage cupboards and stainless steel single drainer sink unit with mixer tap. Wall cupboards to match. Plumbing for automatic washing machine and space for tumble dryer with a Zanussi freezer included in the sale. Tiled floor, Double radiator. Telephone point. Water softener. Door to garage and PVCu double glazed window and half glazed door to the gardens at the rear.

First Floor Landing

Access to loft space. Built in airing cupboard housing hot water storage tank with immersion heater. Single radiator.

Bedroom 1 4.75m x 4.04m plus door recess (15'7 x 13'3 plus door recess)

A PVCu double glazed window provides an outlook to the front across the gardens. Built in twin wardrobes. Double radiator. Television point.

En Suite Shower Room 4.04m x 1.73m ex door recess (13'3 x 5'8 ex door recess)

Fitted with vanity cabinets and wash basin, wc and panelled shower cubicle with Aqualisa power shower unit. Shaver point. Vanity lighting. Double radiator. PVCu double glazed window.

Bedroom 2 6.12m x 3.91m (20'1 x 12'10)

A double aspect room with PVCu double glazed windows to both front and side. Fitted wardrobes to one wall with shelves. Double radiator. TV point.

Bedroom 3 4.70m x 3.23m Min (15'5 x 10'7 Min)

Complete with walk-in wardrobe, PVCu double glazed window to the rear gardens. Double radiator.

Bedroom 4 3.53m x 3.18m (11'7 x 10'5)

With built in wardrobe and PVCu double glazed window to the rear gardens. Single radiator.

Bedroom 5 3.10m x 2.64m (10'2 x 8'8)

Fitted wardrobe with dressing table. Single radiator. PVCu double glazed window to the front elevation.

Bathroom 3.53m x 3.18m (11'7 x 10'5)

A lovely large bathroom space capable of accommodating furniture which is a rarity. Refitted with a smart suite comprising vanity units with back to wall toilet and countertop washbowl. The equally stylish shower bath has pumped thermostatic shower with monsoon and hand held shower heads, all set off by floor to ceiling wall panels, the new alternative to ceramic tiling. An LED strip mirror incorporates a shaver point. Heated towel rail. Single radiator. Fitted cupboard. PVCu double glazed window of good size provides natural light.

Shower Room

Refitted with a suite comprising vanity basin set within cabinet work to provide storage and vanity surface. Low level wc, and shower unit with pumped thermostatic shower with monsoon and hand held shower heads, set off by floor to ceiling wall panels. Heated towel rail. Single radiator. PVCu double glazed window to the front elevation.

Gardens & Grounds

The house sits back from the road and is hardly visible from street level given the elevated position, bank and establishing hornbeam hedge to the road. This not long planted new hedge will in time provide the rare luxury of ensuring the majority of passing traffic is below the hedge line. An asphalt drive leads off Castleton Way to a parking and turning area complete with a run off to one side. The integrated DOUBLE GARAGE has twin electric roller doors opening to a space 20'2 x 18'1 (6.15m x 5.52m). A Worcester Green Star 8000 gas fired boiler supplies domestic hot water and radiators and has been installed by the current owners (March 22) replacing an earlier type.

Gardens surround the house on three principal sides with a utilitarian walled off area to the fourth along with a sizeable Garden Shed. The lawned garden areas are interspersed with borders, beds and trees along with a caged vegetable and fruit garden with Greenhouse to one side. The owners are avid gardeners and famously said when purchasing the property "we are buying a garden with a house." Their enthusiasm is apparent in all areas with thoughtfully planted borders and beds and more structural planting with trees and hedging. By stepping out of the house onto the paved terrace not only does one receive the full impact of this wide plot but also a surface leading around the house with the left hand side a sheltered al fresco area with screen wall and BBQ complete with chimney. In all, the grounds extend to approximately 0.61 Acres (0.25 Hectares). A Mountfield Ride-On mower is included.

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

Applewood, 1a Castleton Way, Eye, IP23 7BJ

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 F.

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.

Viewing

By prior telephone appointment with the vendors agent Harrison Edge T: +44 (0)1379 871 563

Directions

From the town centre, proceed past the Town Hall turning left at the end of the famous serpentine wall into Castleton Way. Applewood is the first property on the right hand side.

Enquiries

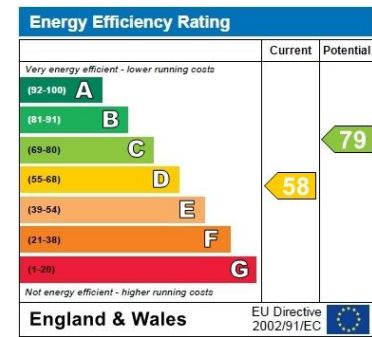
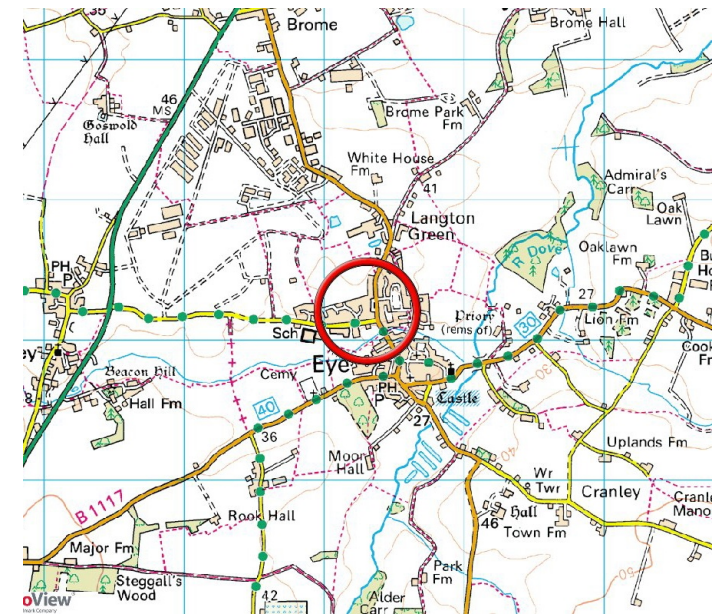
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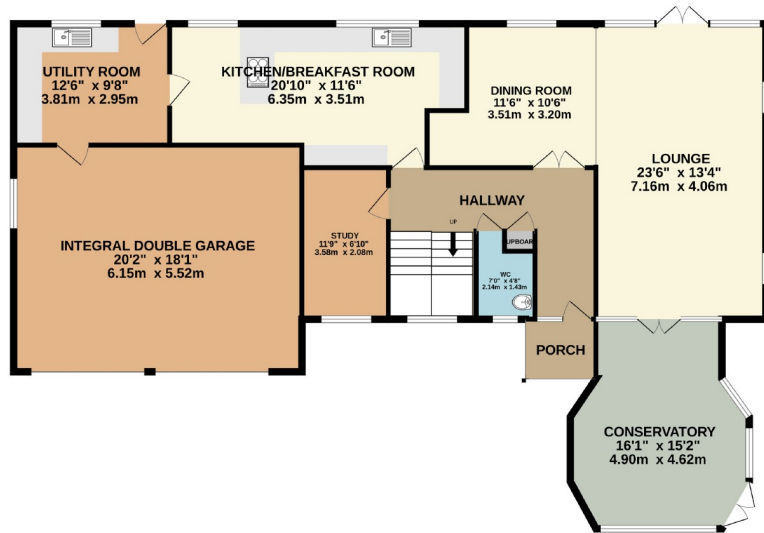
M: 07542 965 660

E: simon@harrisonedge.com

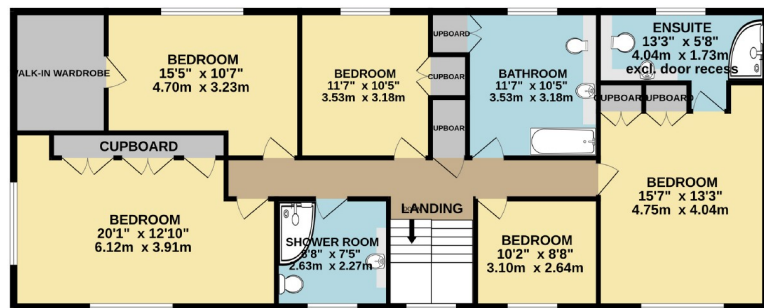




GROUND FLOOR
1739 sq.ft. (161.5 sq.m.) approx.



1ST FLOOR
1412 sq.ft. (131.2 sq.m.) approx.



TOTAL FLOOR AREA: 3151 sq.ft. (292.7 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)

1a, Castleton Way EYE IP23 7BJ	Energy rating D	Valid until: 19 June 2024 Certificate number: 8074-7626-2150-3441-5996
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Property type	Detached house
Total floor area	222 square metres

Rules on letting this property

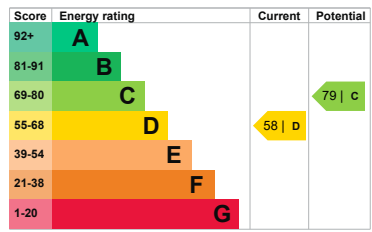
Properties can be rented if they have an energy rating from A to E.

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 D. 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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