

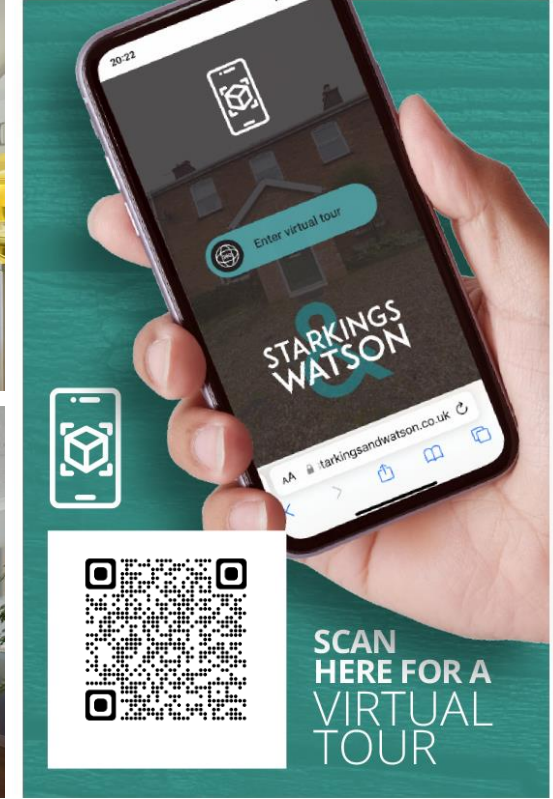
# MAGDALEN COURT

Eye IP23 7DJ

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

- Mid-Terrace Town House
- Located in the Town Centre
- Presented in Immaculate Order
- Historic Market Town
- Accommodation Over Three Floors
- Kitchen/Dining Room & Sitting Room
- Three Bedrooms & Study
- Private South Facing Garden & Parking

### IN SUMMARY

Located in the HEART OF THE MARKET TOWN OF EYE with LANDSCAPED SOUTH FACING GARDENS and TWO ALLOCATED PARKING SPACES, is this TOWN HOUSE presented in IMMACULATE ORDER. The property was built in the 1990's by a reputable local builder and offers cleverly arranged accommodation set over three floors extending to approximately 900 Sq. ft (stms). Internally you will find on the lower level a sitting room with double doors onto the garden and a study room. On the middle floor, a RE-FITTED KITCHEN/DINING ROOM, W.C and BEDROOM. whilst on the top floor TWO DOUBLE BEDROOMS and a family bathroom complete the property. The rear garden has been nicely landscaped providing a pretty space to enjoy all year round, with far reaching views across green space behind. The property offers double glazing and GAS FIRED CENTRAL HEATING.

### SETTING THE SCENE

Approached via the communal hard standing parking area to the front providing allocated parking for two vehicles, the covered main entrance door is located directly in front the parking spaces.

### THE GRAND TOUR

Entering via the main entrance door on the middle floor you will find stairs leading to the first floor and the lower floor. Found on this level is a W.C and study/bedroom to the front of the house, as well as a kitchen to the rear. The modern kitchen has been recently re-fitted with a lovely array of modern kitchen units and rolled edge work surfaces over, with colourful splash backs and integrated dishwasher, electric oven/grill and electric hob. You will also find space for fridge freezer, washing machine and table and chairs along with lovely views to the rear over green space. Heading down to the lower floor you will find an ideal home office room as well as the main sitting room providing access via double doors onto the rear garden. The upper floor on the top level provides two double bedrooms and a bathroom which offers a bath with a shower over. The main bedroom is located to the rear benefiting from the views again, along with a range of built-in wardrobes and storage. The bedroom to the front houses a built in airing cupboard with electric heating.

### THE GREAT OUTDOORS

The pretty and south facing rear garden can be accessed via the double doors in the sitting room. You will find a pleasant paved patio leading onto the landscaped artificial lawn as well as another paved patio beyond with raised sleeper beds and a timber shed. The garden offers various mature planting and shrubs with a secure gate to the rear providing access via a pathway to the front.



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Diss Office on **01379 450950**



#### OUT & 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 7DJ

What3Words : ///brightens.legend.facelift

#### VIRTUAL TOUR

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

#### AGENTS NOTE

Buyers are advised there is a management charge for the maintenance of the residents only parking area and gardens in the courtyard, currently charged at £19 PCM. There are covenants in place restricting caravans and commercial vehicles being parked permanently within this area.

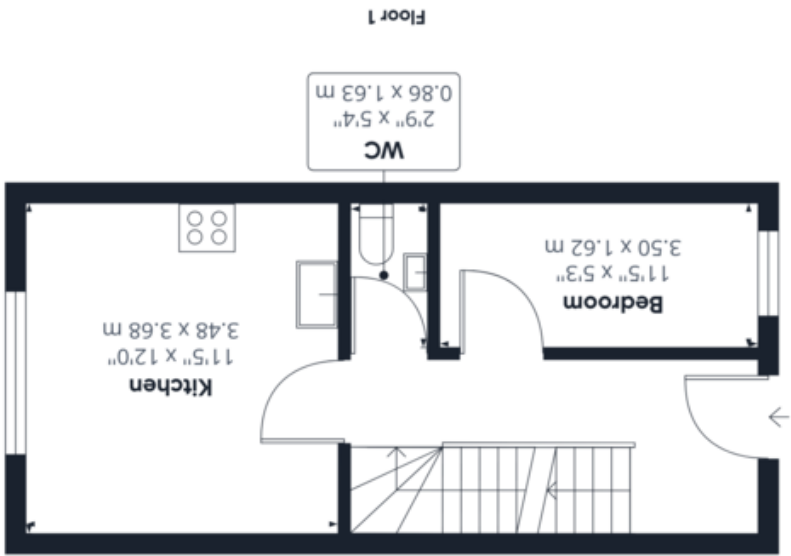
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Price:



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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area<sup>(1)</sup>  
914.21 ft<sup>2</sup>  
84.93 m<sup>2</sup>