



THE WILLOWS

WELLINGTON DRIFT WELLINGTON ROAD, EYE, IP23 7BE



An exceptionally well-positioned and spacious 4 bedroom detached house, within the sought after village of Eye.

The Willows is an excellent property which would provide a superb opportunity for an incoming buyer to modernise and personalise. The house is situated on a corner plot in a quiet cul-de-sac location in the heart of the historical and picturesque village of Eye. With meadow views to the side and rear it is still within two minutes walk of the shops and primary school.

This light and generously proportioned home has outstanding potential. On the ground floor is a spacious living room, dining room and kitchen, plus an additional area that could be used as an office. There is also a double bedroom with en-suite, a utility room, and a cloakroom. Upstairs there are 3 large double bedrooms, one of which has the benefit of an additional reception room attached, ideal for an office or converting into an en-suite. In addition there is a large family bathroom and a boarded loft. Outside is an approx. 0.3 acre plot, with wrap around garden, a double garage with studio and shower room above, and ample off road parking.

LOCATION

Eye has many historic and listed buildings together with Cafes, Deli, Pharmacy, Butchers, Bakery, Hardware shop, Hairdressers, Reflexologist, Haberdashery shop, Chocolatier, Country market in Town Hall, Antique shop, Bank Arts Centre, WI, choir, Library, Country Pub, 2 Co-op supermarkets and Post office. Hartismere High School provides secondary education and Graded as Outstanding in its last Ofsted inspection. Diss lies 4 miles away and offers amenities including schools, health and sports facilities. Diss has direct rail services to London Liverpool Street station (approximately 1 hour and 20 minutes)

SERVICES

Gas fired central heating. Mains electrics, water and drainage are connected to the property. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)





LOCAL AUTHORITY

Mid Suffolk District Council
Council Tax Band F

ENERGY PERFORMANCE

C Rating

AGENT'S NOTE

ADD NOTE ABOUT DRIVE

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact us to discuss.





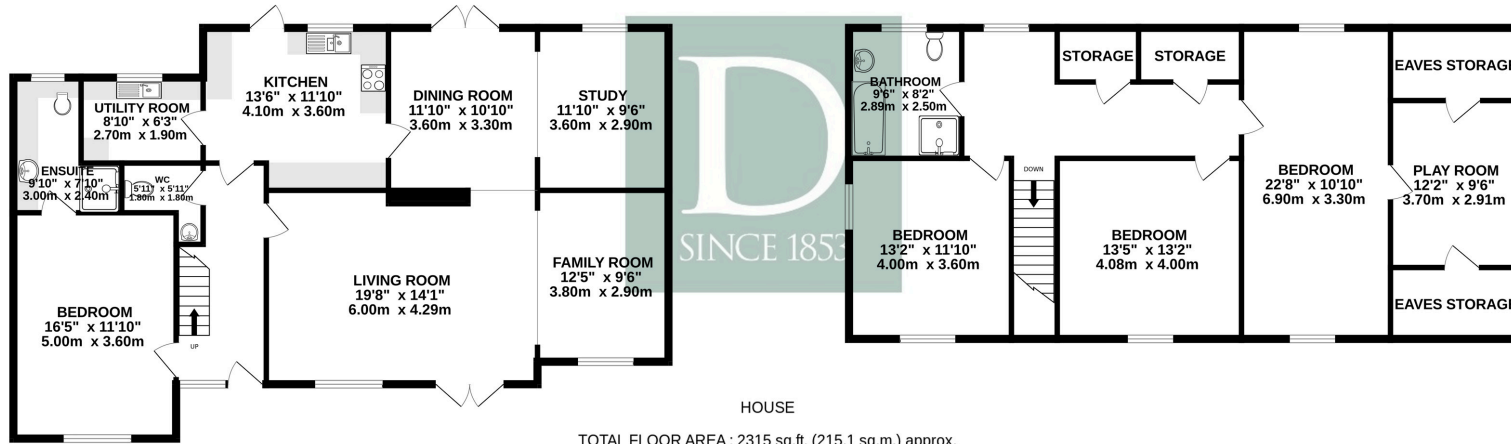


FLOOR PLAN - HOUSE

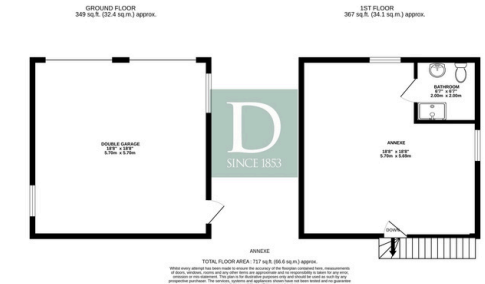
LOCATION MAP

GROUND FLOOR
1209 sq.ft. (112.3 sq.m.) approx.

1ST FLOOR
1106 sq.ft. (102.8 sq.m.) approx.



FLOORPLAN - ANNEXE AND GARAGE



HOUSE
TOTAL FLOOR AREA : 2315 sq.ft. (215.1 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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