

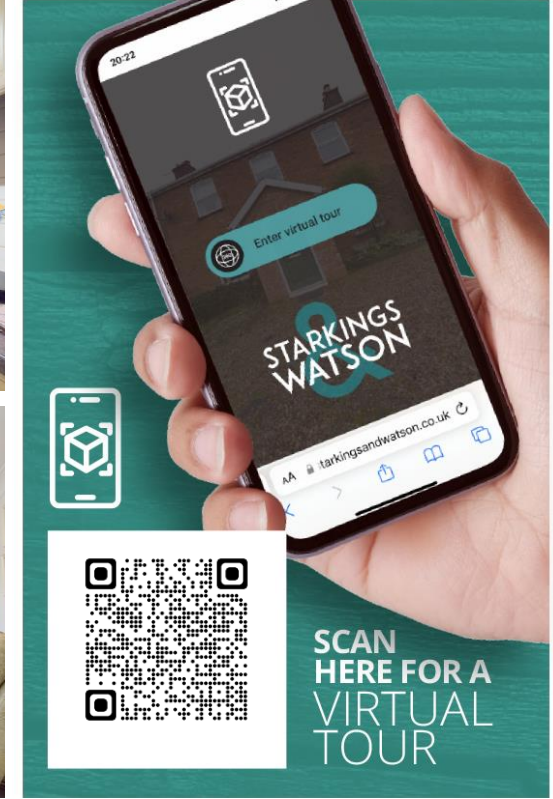
CASTLETON WAY

Eye IP23 7BJ

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01379 450950

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STARKINGS  
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- Over 55's Development
- End Of Terrace
- Generous Footprint Almost 900 SQFT (stms)
- Town Centre Location
- Three Bedrooms Over Two Floors
- Sitting Room & Separate Kitchen
- Private Rear Gardens
- Off Road Parking

### IN SUMMARY

Located with the popular OVER 55's DEVELOPMENT on Castleton Way in the SOUGHT AFTER TOWN of EYE you will find this END OF TERRACE home with FLEXIBLE ACCOMMODATION over two floors. The house is presented in very good order and ready to move straight into. Internally you will find a central hallway with downstairs shower room/WC. A front bedroom OR reception depending on configuration, a separate kitchen, generous sitting room and rear porch completing the ground floor. On the first floor there are TWO AMPLE BEDROOMS and another bathroom. The house is perfectly suited to ground floor living if required and benefits from wide doorways for wheelchair access if needed. Externally there are private gardens to front and rear as well as OFF ROAD PARKING to the rear within the communal parking area undercover.

### SETTING THE SCENE

Approached from the front via a picket fence and gate with pathway leading to the main entrance door to the front. Within the front garden there are shingled

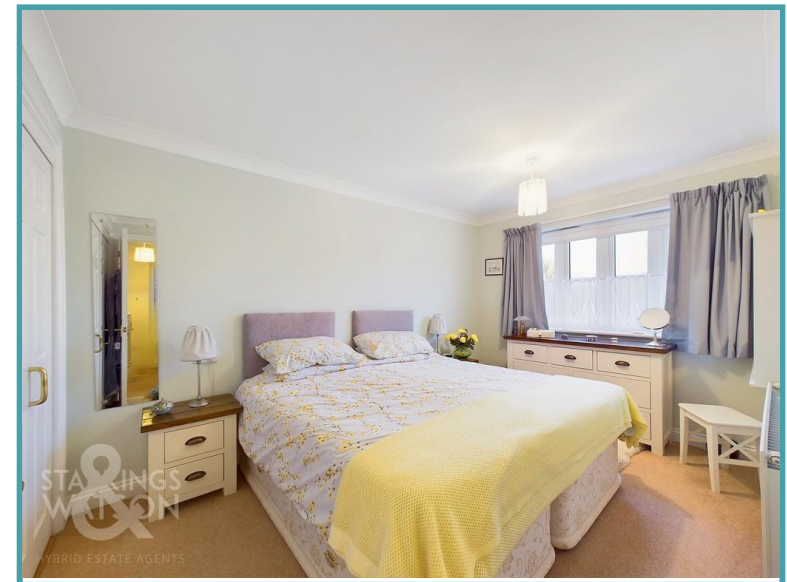
areas and raised planting beds as well as gated side access down the side of the house to the rear garden.

### THE GRAND TOUR

Stepping inside there is a large welcoming hallway with access to the ground floor shower room, stairs to the first floor landing and understairs storage. The front room is a multi-functional space suitable as a bedroom or reception room. If used as a bedroom it would mean everything is available at ground floor level. This room also benefits from large built in wardrobes. The separate kitchen offers a good degree of storage with rolled edge worktops over as well as electric hob with extractor fan, double eye level electric oven and grill and space for fridge/freezer and washing machine. The sitting room is found to the rear with doors into the small rear porch / conservatory. Heading up to the first floor landing there are two storage cupboards with plenty of space as well as loft access. The bathroom is found to the rear with a bath, w/c and hand wash basin. The main bedroom to the rear offers large fitted wardrobes with a further bedroom found to the front of the house.

### THE GREAT OUTDOORS

The pretty rear garden offers a good degree of privacy and backs directly onto the communal gardens for the development. The rear garden is landscaped with paved terrace and pathway, shingled areas as well as well stocked raised planting beds complete with an array of shrubs and fruits. The garden has gated access to the rear to the communal



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gardens as well as gated access to the side leading to the frontage.

#### 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 7BJ

What3Words : ///chops.flashback.hypnotist

#### VIRTUAL TOUR

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

#### AGENTS NOTE

The property is solely for the purchase of buyers aged over 55 years of age. Buyers are advised there are communal charges of approx. £360 per annum which covers maintenance and upkeep of communal areas. The property is owned freehold with a resident management committee in charge of the site and all upkeep.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

Price:



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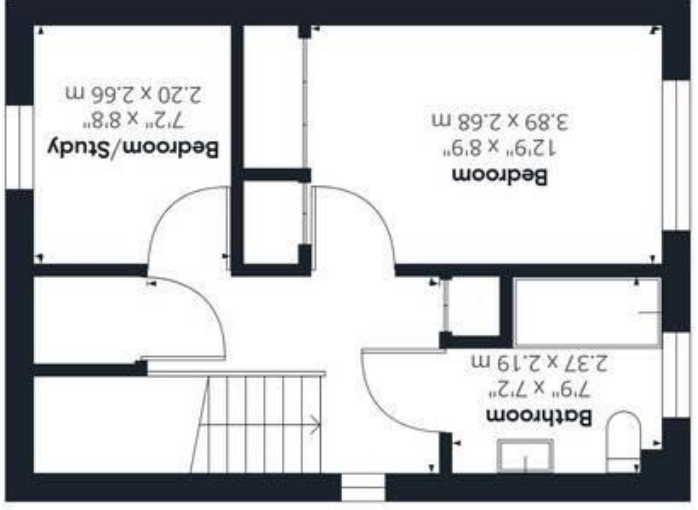
**GIRAFFE 360**  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area<sup>m</sup>  
 873.56 ft<sup>2</sup>  
 81.16 m<sup>2</sup>



Floor 1



Ground Floor

