



'DETACHED MODERN HOME, QUIET CUL DE SAC'  
Occold, Eye, Suffolk | IP23 7PD

# WELCOME



If you're you are looking for a property in tip-top shape, you'll want to view this modern four-bed-two-bath family home in a secluded cul-de-sac close to Eye. Everything inside is move-in ready – while, outside, the delightful garden is lovingly manicured and enjoys an open aspect behind. Urban destinations, including London for commuters, are within easy reach.







- A fantastic four-bedroom detached property
- Lovely principal bedroom with en suite
- Large attached double garage with electric doors
- Bright living room with multi fuel burner
- Within the Hartismere catchment area
- Beautifully kept garden with pond and patio area
- Parking for multiple vehicles
- Quiet village location
- A short drive from the train links and amenities of Diss
- Cul de sac with no through traffic

There's quiet, and then there's quiet. "It's so secluded, people don't know it's here," the owner says about this lovely private cul-de-sac. One of four houses built around a circle, the detached property fans out broadly to the rear. Behind is the extensive garden of a listed property, affording glorious views. As locations go, this takes some beating and is one which these long-term residents are sorry to be leaving.

The position of the house, set back behind a lawn, allows for a deep drive on which up to six cars can park. There is also a double garage with remotely controlled electric doors.

Constructed in 1989 on the site of a former rectory, creamy render under tiles, the house is a winning combination of timeless and modern elements. A canopied front door leads into a sunny hallway with Victorian accents – dado rails, turned spindles and newel post on the stairs. A long sitting room runs the depth of the house and benefits from light all day long due to windows at one end and full size sliding doors at the other. In the middle a classical style fireplace houses a multi-fuel stove in a regularly swept chimney. Summer or winter, this is a lovely place to gather and the views out of the French windows are a special pleasure for the owners who enjoy watching avian visitors from here – greenfinches, chaffinches, woodpeckers, dunnocks and more.

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

























A set of solid double doors leads directly from the sitting room into the adjacent dining room, a feature which allows for either separate dining or for a continuous entertaining space when the doors are wide open.

The kitchen is a large galley layout with plenty of storage space. All appliances – refrigerator, dishwasher, hob and double oven are integrated within smart Shaker cabinets of oak with classical corncicing. Black granite worktops provide plenty of prep space in this efficient layout.

Also downstairs is a WC and a utility with modern stable doors – ideal for dog owners. There is a water softener installed in the utility room.

Upstairs are four double bedrooms. The master bedroom with its run of fitted wardrobes and en-suite shower room enjoys distant views, as does another bedroom at the rear of the house. These views over the garden and beyond will be greatly missed by the owners. A family bathroom with over-bath shower serves the other three bedrooms.

Outside, the immaculate gardens enjoy sun all day long with areas of shade provided by four mature trees – a horse chestnut and three limes.

The sense of seclusion is enhanced by the land to the rear which belongs to a listed house and brings a lovely open aspect. Straight lines in the garden are abandoned in favour of pleasantly undulating curves. A terrace flows around the back of the house, widening outside the sitting room doors to provide an eating area. The pretty pond with its stone surround and rockery is a fine specimen, and a glass of wine or cup of coffee here, watching the fountain play, is an appealing prospect indeed! A shed and a greenhouse provide practical back-up to the gardener in this slice of paradise.

Occold is a busy village with a pub at its hub – the Beaconsfield Arms – as well as a village hall offering community events. Country walks are on the doorstep in this rural idyll which is also well connected – the current owner commuted to London daily. The village primary school feeds into sought-after Hartismere High School in nearby Eye, a pretty market town just a couple of minutes away by car. Diss, with supermarkets and mainline train station, is not more than a quarter of an hour. From here, trains run regularly between London Liverpool Street and Norwich.





# STEP OUTSIDE

## Agents Notes

Tenure: Freehold

Local Authority: Mid Suffolk District Council - Band C

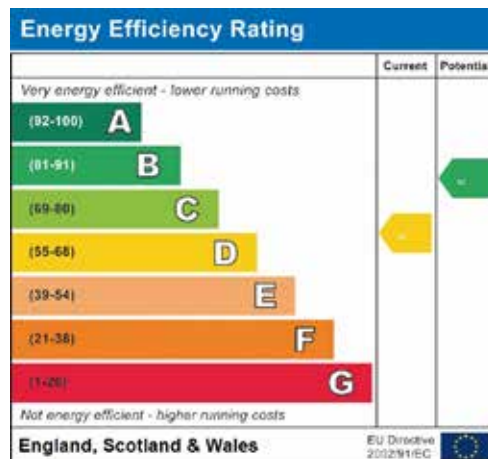
Services: Mains Electricity, Water & Drainage, Oil Fired Central Heating

Broadband: Current Provider BT - buyers will need to check with their chosen provider for connection speed.

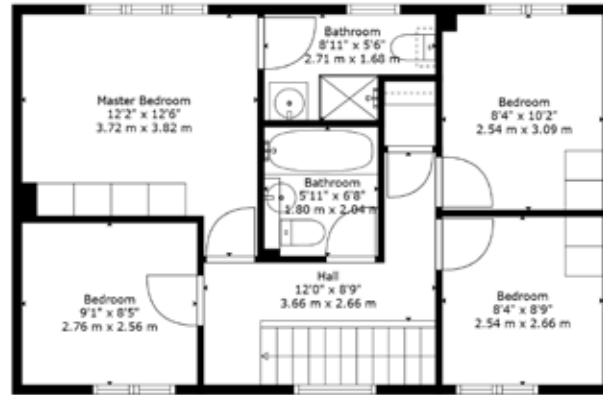
Private Road: We are informed that there is a charge of £50 per annum towards the road repair fund for maintenance of the private road.

Directions: From Diss head south on the B1077 passing through Eye and on to Occold. In Occold, after the church turn left into old rectory gardens.

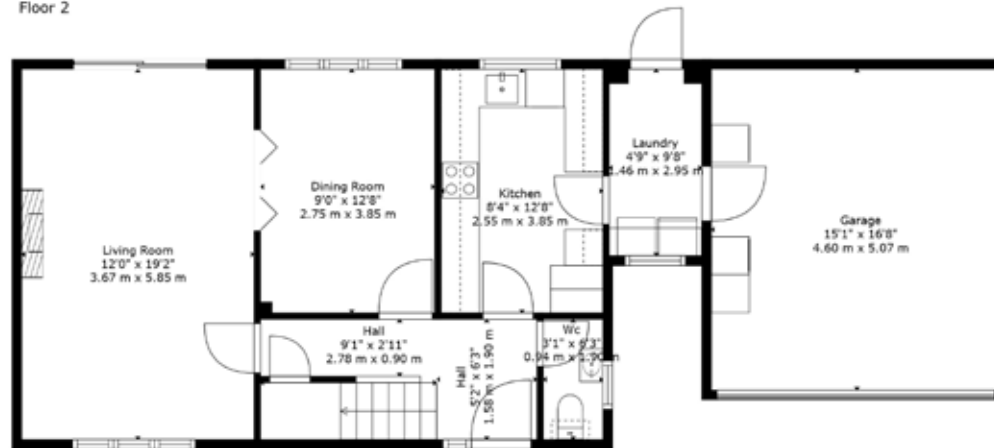
What 3 Words Location: Every 3-metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property - [///teams.dips.banquets](http://teams.dips.banquets)







Floor 2



Floor 1



**TOTAL: 1204 sq. ft, 112 m2**  
**FLOOR 1: 627 sq. ft, 58 m2, FLOOR 2: 577 sq. ft, 54 m2**  
**EXCLUDED AREAS: GARAGE: 251 sq. ft, 23 m2**



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