



Gaye Crescent, Eye, IP23 7BW

Guide Price £290,000 - £300,000

THIS SIGNIFICANTLY ENHANCED AND EXTENDED THREE BEDROOM DETACHED CHALET OFFERS OPEN PLAN LIVING, OFF-ROAD PARKING AND SINGLE GARAGE.

- Impressive kitchen/diner extension
- Contemporary open plan living
- Potential fourth bedroom with en-suite facilities
- Enclosed rear garden
- Ample driveway parking and garage
- Council Tax Band C
- Freehold
- Energy Efficiency Rating C.



Property Description

The property is found close to the heart of the historic and thriving market town of Eye upon a pleasing, quiet and tranquil close predominantly surrounded by similar attractive properties all set upon spacious plots. Eye is found on the north Suffolk borders within the beautiful countryside surrounding the Waveney Valley, the town offers a good range of local amenities and facilities all predominantly being within walking distance of the property. The more established historic market town of Diss is found just some four miles to the north and provides a more extensive and diverse range of day to day amenities and facilities along with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

The property comprises of a three bedroom detached chalet having been built in the 1970s and of traditional construction with the benefit of the installation of replacement sealed unit upvc double glazed windows and doors, whilst being heated by a modern gas fired combination boiler via radiators. The property has been significantly enhanced and extended and now offers flexible open plan family living which is presented in a most excellent decorative order throughout.

Externally the front garden enjoys an open plan aspect being mainly laid to lawn with a hard standing driveway leading up to the single garage. A side gate gives access to the main gardens which are of a generous size and offer a good deal of privacy and charm within whilst being predominantly laid to lawn. There is a large decked area to the back of the property ideal for entertaining and alfresco dining.

The rooms are as follows:

HALLWAY: UPVC double glazed door gives access to the hallway with stairs to the first floor, understairs storage cupboard and doors

LOUNGE: 12' 8" x 14' 6" (3.88m x 4.42m) Good size reception room giving the feel of open plan living with an opening to:

OFFICE: 8' 9" x 8' 5" (2.67m x 2.58m) Currently used as an office space but lends itself to multiple uses with side aspect window and door to the hallway.

KITCHEN: 19' 2" x 12' 2" (5.85m x 3.73m) Stunning contemporary kitchen with a range of base units in a high gloss finish and featuring many integral appliances to

include dishwasher, fridge freezer and microwave. Built in oven, hob with stainless steel extractor fan over, ceramic sink with mixer tap, rear aspect window, large skylight flooding the room with natural light, ample space for family size table and chairs, Karndene flooring, French style doors giving access to rear garden and door to side and driveway.

RECEPTION ROOM TWO: 7' 0" x 10' 8" (2.14m x 3.26m) Currently being used as a childrens playroom but could be a fourth bedroom especially with the advantage of the attached utility/cloakroom which could be converted to en-suite bathroom facilities.

UTILITY: 6' 10" x 4' 0" (2.1m x 1.24m) Low level w.c., wash hand basin, plumbing for washing machine, space for tumble dryer and work surface over.

BEDROOM ONE: 18' 6" x 7' 6" (5.64m x 2.29m) Rear aspect window, built-in double wardrobes.

BEDROOM TWO: 9' 11" x 8' 5" (3.02m x 2.57m) Front aspect window, built-in double wardrobes.

BEDROOM THREE: 7' 11" x 7' 1" (2.41m x 2.16m) Front aspect window.

BATHROOM: 8' 2" x 5' 6" (2.51m x 1.7m) Three piece suite in white comprising panelled bath with shower over, pedestal hand wash basin, close coupled w.c., twin side aspect obscured window, tiled floor.

OUR REF: 7339



Viewing Arrangements

Strictly by appointment

Contact Details

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

