



Millfield, Castleton Way, Eye

**Harrison Edge**  
Estate Agents

A rarely available house type offering 2 double bedrooms and garage, set back from the roadway and with a south east facing rear garden. An updated central heating boiler and replaced, now double glazed, windows all combine to make this an attractive NO CHAIN proposition.

- 2 Double bedrooms
- Kitchen Diner
- Entrance Porch
- Garage
- Gas fired radiator heating
- Double glazed

### Location

14 Millfield can be found on the outskirts of the town. Within walking distance of the town centre facilities, the property is ideally set for those seeking a quality and convenient location ideal for access to the High School, Health Centre and Hospital. This particular house sits nicely back from the road facing towards the open 'Green Space' and site of the original windmill with the town's Allotments behind and a view towards the Airfield. Eye is well served by day to day amenities and shops and is renowned for the varied cultural activities which take place throughout the year not least theatre productions, classical music concerts and an annual art exhibition. In addition to the excellent food shops and services, the friendly town is also renowned for shops specialising in antiques and objet d'art. The surrounding countryside is accessible via an excellent network of public footpaths ideal for the Rambler. The wider area contains an array of interesting villages, towns and the Coast is only a 45 minute drive away. For the commuter the mainline rail station at Diss provides services between the Cathedral City of Norwich to the north and London's Liverpool Street Station. Furthermore, Diss offers additional sports' facilities including an 18 Hole Golf Course, Tennis & Squash Clubs, Indoor Swimming Pool and Gyms.

### Description

14 Millfield is a nice example of the larger of the two bedroom house styles found within Millfields. Two double bedrooms as opposed to a single and double can be found upstairs and the house is all round larger and includes a garage. Well kept albeit in original in some areas, the house benefits from replacement gas fired boiler in addition to PVCu double glazed windows and rear door. The rear of the house takes advantage of a sunny southerly aspect and includes a newly replaced rear gate for convenience. Fencing either side has also been replaced. The house is offered for sale with NO ONWARD CHAIN.

**Entrance Porch:** With outer panelled door and window to the side elevation. An inner door leads through to the main accommodation.

**Lounge:** 16'5" x 12'3" (5m x 3.73m)

As with the first floor, this design offers a wider and longer space creating a welcoming reception room. Stairs at one side rise to the first floor with open area below. An internal part glazed door leads through to the Kitchen Diner. PVCu double glazed window to the front elevation. Double radiator with thermostatic radiator valve. Honeywell Home wall mounted central heating thermostat. Television point etc.

**Kitchen Diner:** 12'3" x 9' (3.73m x 2.74m)

Well proportioned and capable of accommodating a table and chairs. Fitted around three walls units comprise a mix of floor standing cupboard and drawer storage options along with wall cupboards. Worktop includes an inset stainless steel sink unit along with four ring gas hob with extractor hood above (currently disconnected) and Philips Whirlpool single oven below. Plumbing for washing machine. Adjacent tall corner unit. Double radiator with thermostatic radiator valve. A half glazed replacement door leads to the garden matching the adjacent PVCu double glazed window giving an outlook to the garden.

**First Floor Landing:** Serving as a hub to the first floor and fitted with single radiator complete with thermostatic radiator valve.

**Bedroom 1:** 12'4" x 9'6" (3.76m x 2.9m)

Situated to the front of the house with PVCu double glazed window. Single radiator with thermostatic radiator valve. Access to loft space. Former airing cupboard now housing the Viessmann gas fired combination boiler supplying domestic hot water and radiators.

**Bedroom 2:** 12'4" x 9' (3.76m x 2.74m)

Set at the rear of the house with PVCu window looking across the rear gardens. Single radiator with thermostatic radiator valve.

**Bathroom:** Fitted with a suite comprising pedestal wash basin, low level wc and panelled bath with Mira 88 shower installed above. Tiling. Single radiator with thermostatic radiator valve. Extractor fan. Shaver point.

**Outside:** The plot includes an area of garden to the front setting the house of nicely along with its neighbours. A good length of garden can be found at the rear accessed from either the house or the recently replaced rear gate. Fence lines have also been replaced at some point creating a well enclosed space taking advantage of a southerly aspect. A paved patio area adjoins the rear of the house and includes an outside tap. Along with lawn, a number of plants and shrubs provide added feature. Of particular note and rare for the terraced houses in the development, a GARAGE is included and sits at the front of the house and includes space in front included in the Title.

**Services:** The vendor has confirmed that the property benefits from mains water, electricity, gas & mains drainage.

**Wayleaves & Easements:** The property is sold subject to and with all the benefit of all wayleaves, covenants, easements and rights of way whether or not disclosed in these particulars.

**Important Notice:** These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Harrison Edge has no authority to make or give in writing or verbally any representations or warranties in relation to the property. Any areas, measurements or distances

are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all the necessary planning, building regulation or other consents. Harrison Edge have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting any property.

**Postal Address:** 14 Millfield, Castleton Way, Eye, IP23 7DE

**Local Authority:** Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich IP1 2BX. Telephone: 0300 123 4000

**Council Tax:** The property has been placed in Tax Band B.

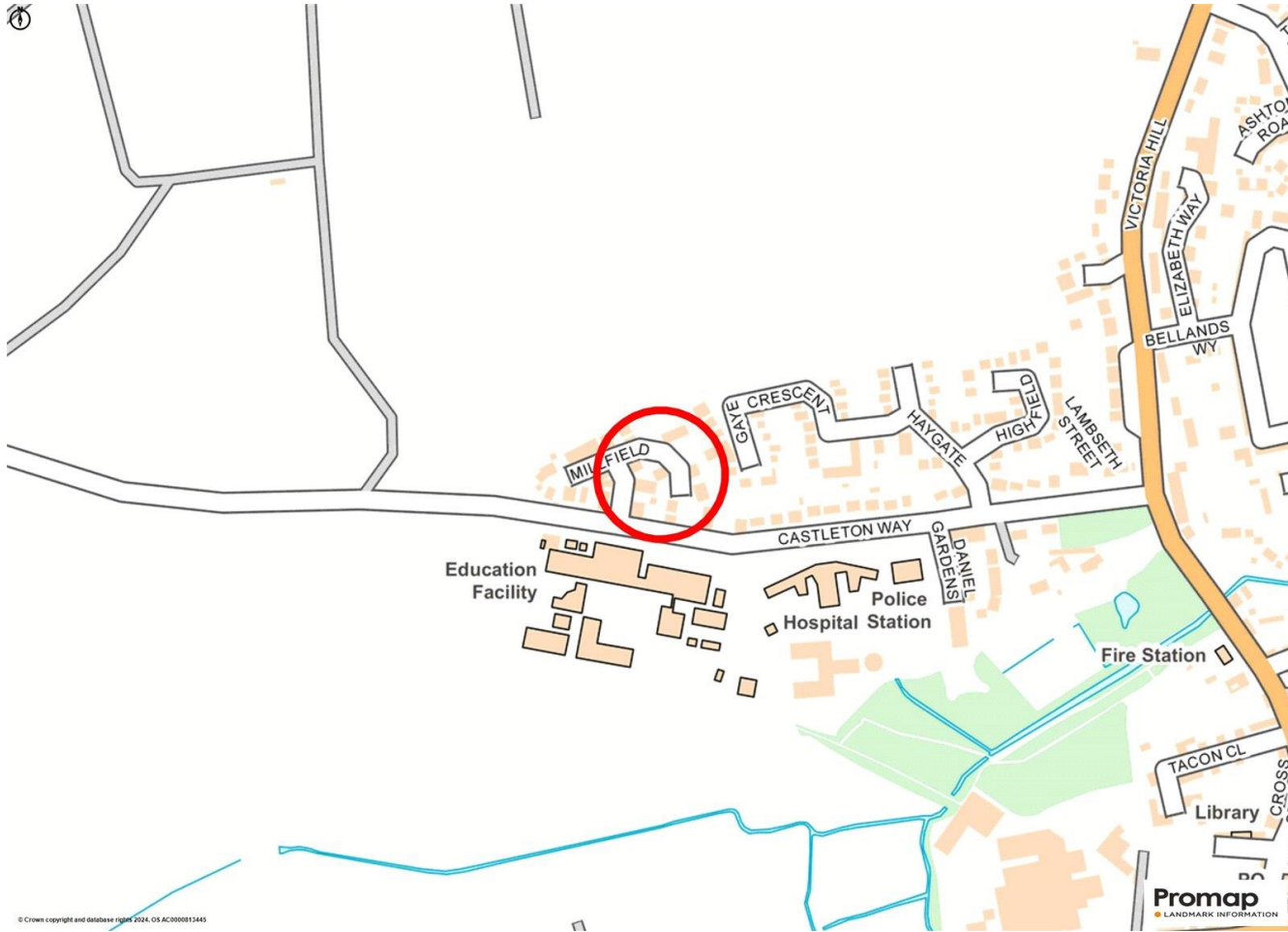
**Tenure & Possession:** The property is for sale freehold with vacant possession upon completion.

**Fixtures & Fittings:** All items normally designated as tenants fixtures & fittings are specifically excluded from the sale unless mentioned in these particulars.

**Viewing:** By prior telephone appointment with the vendors agent Harrison Edge T: +44 (0)1379 871563

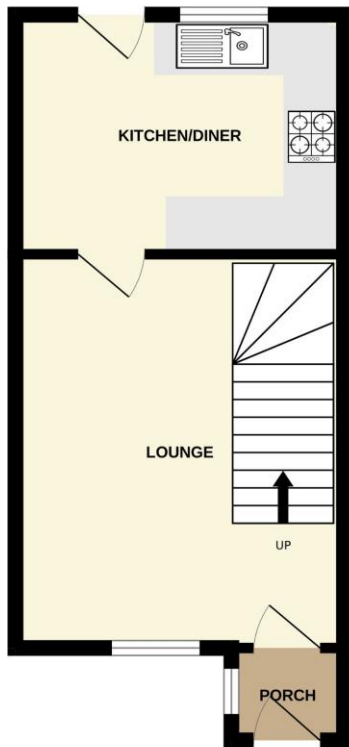
**Directions**

From the town centre, pass the Town Hall on the left and continue to the crinkle crangle wall turning left into Castleton Way. Opposite the High School turn right into Millfield bearing right where No14 will then be found on the right.

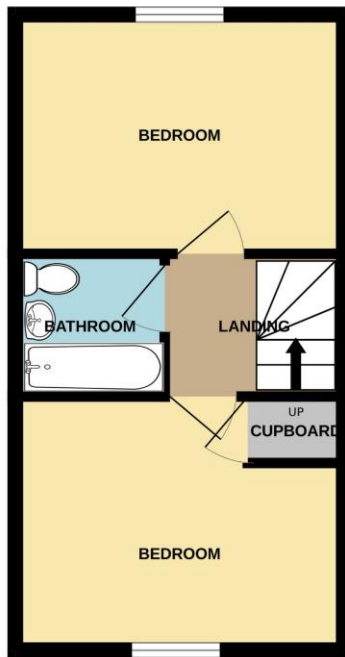


| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         | 88        |
| (69-80) <b>C</b>                            | 72                      |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC |           |

GROUND FLOOR  
307 sq.ft. (28.5 sq.m.) approx.



1ST FLOOR  
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 601 sq.ft. (55.8 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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