



29 Magdalen Street, Eye, Suffolk

Harrison Edge
Estate Agents

A semi detached period cottage enlarged, renovated and reconfigured awaiting its first owner occupiers. Stylish light and roomy, the cottage offers 2 double bedrooms, a stunning ground floor along with garden and parking space beyond.

- Semi detached
- 2 Double bedrooms
- Sitting room with multi fuel stove
- Stunning Kitchen Dining Room
- Garden & Parking Space
- Double glazed & gas radiator heating

Location

The historic town of Eye has been described by a national newspaper as one of the top 100 Glories of Secret Britain. It is blessed with an array of shops and businesses enabling residents to be essentially self-sufficient. With schools, both Nursery, Primary and High, a Health Centre and varied social and recreational opportunities, all age groups are catered for. The town includes an historic mix of architecture and interesting buildings especially when one considers the impressive properties towards the fine, historic Church. With a tower of 101feet, the renowned Nicklaus Pevsner in The Buildings of England (Suffolk) describes it as "one of the wonders of Suffolk". The cottage is found at the lower half of Magdalen Street but still a proverbial stone's throw from town centre facilities as well as the open countryside and footpaths across fields. Equally the property is only a short distance from the many shops and facilities on offer. The excellent shops include for example the friendly 'institution' The Handyman Stores, Post Office, butchers, bakers, a fine deli, two supermarkets and chemist, complementing those found at neighbouring Diss (approximately 5 miles). Diss is fortunate in being able to offer amongst other things an 18 Hole Golf Course and importantly a well used commuter rail service which runs between the Cathedral City of Norwich to the north and London's Liverpool Street Station.

Description

This semi detached period cottage has undergone extensive renovation and rebuilding having previously been one whole dwelling now converted to two separate cottages. The period front section has been added to by a two storey section at the

rear greatly enhancing the cottage and providing extremely good accommodation. The original sitting room with red brick fireplace leads through to a stunning kitchen dining room designed with flush gloss finish units set beneath stylish black Minerva worktops and featuring a number of built in appliances. The ground floor also includes a cloakroom with a very stylish bathroom complementing the two bedrooms. The Master Bedroom is notable for the vaulted ceiling and exposed structural timbers and Juliet balcony. Windows are double glazed with PVC sash type and casement frames plus gas fired radiator heating, rewiring, plumbing etc. Rewiring has also factored in power points with integrated USB sockets.

Sitting Room: 16'11" x 11'9" (5.16m x 3.58m)

Featuring a red brick chimney breast and fireplace with almond cream Jetmaster multi-fuel burning stove set on a slate hearth. Two sash type windows provide natural light from the front elevation. Two wall light points. Recessed ceiling spotlights. Smoke detector. Television and telephone points. Two vertical wall mounted radiators each with Thermostatic Radiator Valves (TRV). Built in Cloaks Cupboard. Oak flooring. Oak doors have been used throughout.

Cloakroom: Fitted with a low level wc and sink set upon a two drawer unit beneath. Single radiator (TRV). Extractor fan.

Kitchen Dining Room: 13' x 11'8" (3.96m x 3.56m)

Beautifully designed with gloss flush fitting units set beneath black Minerva worktops, and a ceramic tiled floor. Bi-fold doors lead out to the garden. Lighting is also eye catching with three striking pendant light fittings combining with recessed ceiling

spots and additional feature lighting. Units comprise a mix of cupboard and drawer storage options along with Island unit with sink. Appliances include an integrated microwave, Bosch dishwasher, Hotpoint washing machine, fridge and freezer along with Zanussi double oven with grill plus four ring hob with chimney hood above. Ceramic tiled splashback. Vertical wall mounted radiator (TRV). Smoke detector. Gas fired Baxi Duo-Tec combination boiler supplying domestic hot water and radiators with the benefit of a Hive control system. Bi-fold glazed doors swing back allowing the kitchen to join with the patio and garden.

First Floor Landing: With stairwell window to the rear, new gallery balustrading and oak doors leading off.

Master Bedroom: 12'11" x 11'10" (3.94m x 3.6m)

Found at the rear of the cottage and newly built featuring a vaulted ceiling complete with exposed structural timbers for added character. French windows open to a Juliet balcony in addition to a further window to the rear elevation. Ceiling spotlights and pendant along with television point and USB. Double radiator (TRV).

Bedroom 2: 12' x 9'1" (3.66m x 2.77m)

Featuring the brick chimney breast and semi vaulted ceiling. Window to the front elevation. Single radiator (TRV). Recessed spotlights.

Bathroom: Very smart, fitted with a designer suite comprising shower bath complete with Grohe shower over and side screen. Vanity wash basin set upon a two drawer unit beneath. Chrome

vertical towel rail radiator. Tiled walls and floor. Extractor fan. Recessed spotlights.

Outside: The cottage has an enclosed garden to the rear between close boarded fencing and a gate leading out to the parking space immediately beyond: one of two spaces the other being for the adjoining neighbour No.27. An Indian sandstone patio joins the lawned garden with the cottage and works particularly well with the bi-fold doors. Outside tap, lanterns and power.

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

Identification Verification: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity. A fee of £30 inclusive of VAT applies to each Vendor/Purchaser via our preferred ID Verification partner, Verify365.

Mobile & Broadband: OfCom Mobile & Broadband Checker - paste the following link into your browser:
<https://checker.ofcom.org.uk/>

Flood Risk: For Flood Risk information paste the following Link into your Browser:
<https://www.gov.uk/check-long-term-flood-risk>

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.

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Postal Address: 29 Magdalen Street, Eye, IP23 7AJ

Local Authority: Mid Suffolk District Council, Council Offices, Endeavour House, 8, Russell Road, Ipswich IP1 2BX T: +44 (0)300 123 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.

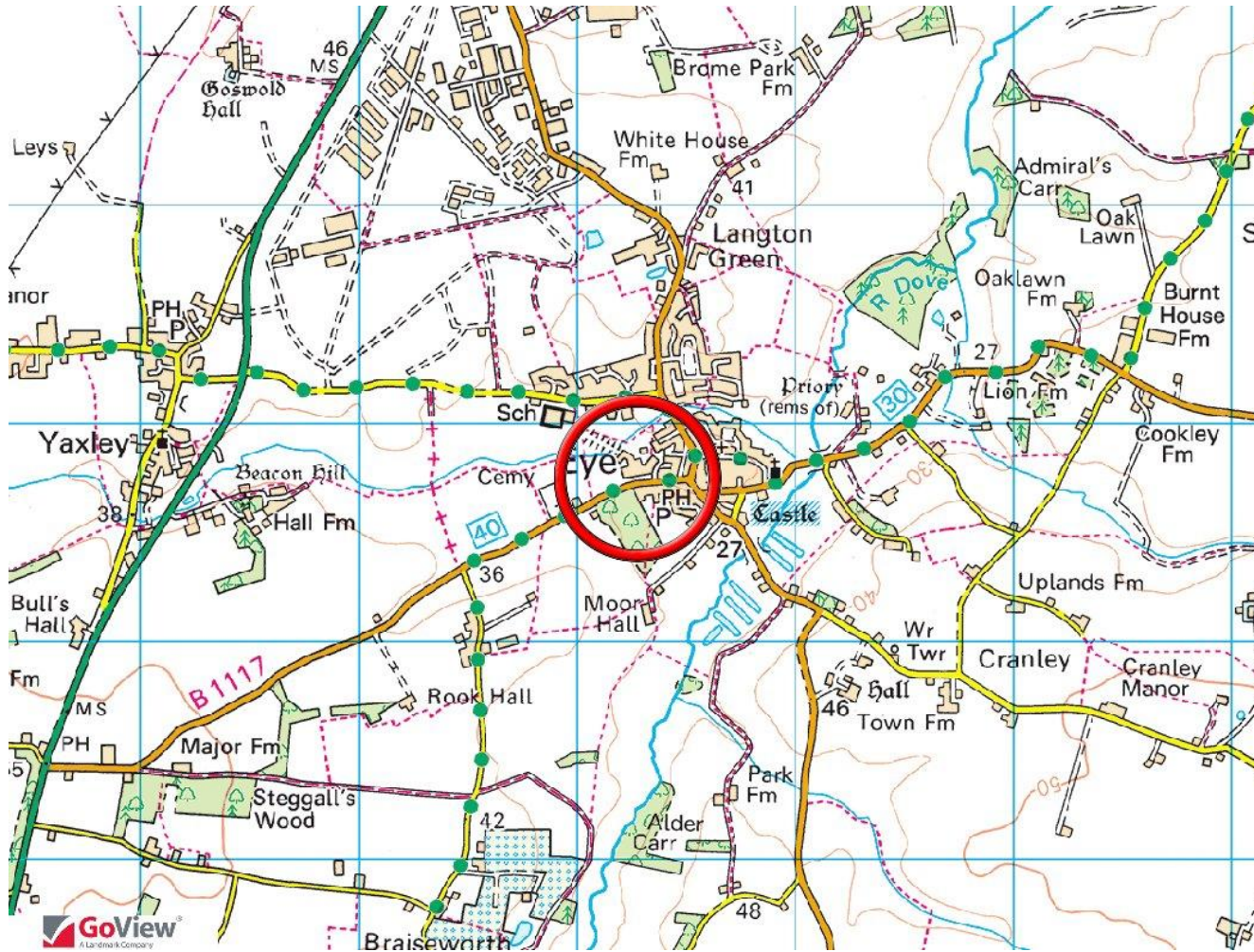
Fixtures & Fittings: All items normally designated as tenants fixtures & fittings are specifically excluded from the sale unless mentioned in these particulars.

Viewing: By prior telephone appointment with the vendors agent Harrison Edge T: +44 (0)1379 871 563

Directions

From the town centre turn into Magdalen Street opposite The Hexagon (former Barclays Bank). No.29 will be found towards the end of the road, just before open farmland, on the left hand side.



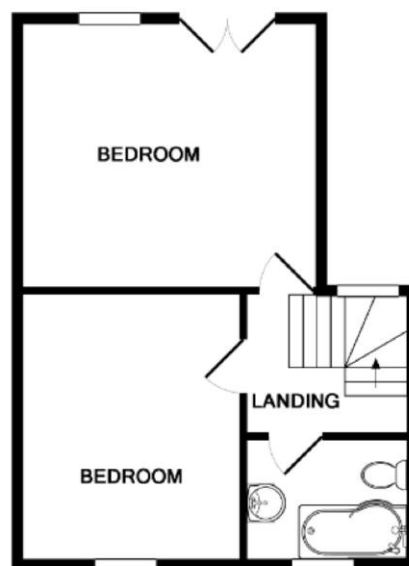


Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	90
(81-91) B	
(69-80) C	75
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	92
(81-91) B	
(69-80) C	78
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	



GROUND FLOOR
APPROX. FLOOR
AREA 351 SQ.FT.
(32.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 351 SQ.FT.
(32.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 702 SQ.FT. (65.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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