



Tuffs Road, Eye

Harrison Edge
Estate Agents

A splendid Edwardian style house, built at the turn of the Millenium by Wimpey Homes and top of their range within the site. This lovely house has been further improved by way of a professional roof conversion providing studio space in addition to 4 bedrooms, 3 reception rooms, 2 showers and a bathroom.

- 2 Attic Rooms
- 4 First Floor Bedrooms
- 2 En Suite Shower plus Bathroom
- Study & Utility
- Double Garage
- Additional Parking

Location

From Century Road, off which Tuffs Road can be found, the town centre is easily reached by foot enabling access to the many and varied facilities on offer. Whether young or old the town has something for everyone including a comprehensive range of shops, primary and high schools, health centre and bus routes. Positioned centrally within Norfolk & Suffolk the principal towns of Ipswich, Norwich & Bury St Edmunds are all within a similar distance of around 20 miles. Equally, the busy market town of Diss is around 5 miles distant providing, amongst other things, a mainline rail station with commuter service to London Liverpool Street in around 90 minutes, making the area popular and convenient for commuters. Tuffs Road is well placed to the edge of the town with the network of rural footpaths surrounding Eye and directly to open countryside - a haven for walkers and dog owners alike. In fact, this particular property borders opens fields and one of the many countryside footpaths surrounding the town across which it is possible to walk 360 degrees around the town, only crossing a road to get from one path to another.

The town itself is essentially self-sufficient offering an excellent range of shops and services along with schools at Primary, High and Sixth Form level. Furthermore, a number of cultural activities take place throughout the year including Theatre, Classical Concerts and an Art Exhibition.

Description

7 Tuffs Road is an impressive, well designed detached house with Edwardian style evident from twin gabled bays, window patterns and a master bedroom complete with semi vaulted

ceiling. Forming part of the well laid out Century Road development on the edge of the town, this particular property stands extremely well, at the end of a cul de sac and adjacent to open fields. The thoughtful orientation of the houses in the road and the wider development allows for a good degree of individuality with in this instance additional parking with the two spaces at the front of the double garage. Internally, the layout of the house provides not only two reception rooms but also a study, social kitchen breakfast room plus a conservatory. On the first floor four bedrooms combine with family bathroom in addition to a pair of en-suite shower rooms. The style of house allowed the original owners to commission the conversion of the roof space creating a tremendous two roomed studio and office but equally useable as additional bedroom space. To enable this, the landing on the first floor was extended and a conventional staircase created. Constructed around the turn of the century, the house was designed with PVCu double glazed windows and gas fired radiator heating. The original owners, in addition to their conversion of the roof space, also adapted the garage to a combination of garage and studio space by way of dry lining and insulation yet retaining vehicular access if required.

Hallway: Creating an attractive first impression, central to the ground floor with staircase rising to a galleried first floor landing. Double doors lead off to the main reception room in addition to panelled doors. Single radiator, central heating thermostat and recessed display niche with light.

Cloakroom: Fitted with a suite comprising pedestal wash basin and low level wc. Single radiator and window to the front elevation.

Study: 9'4" (2.84) x 6'10" (2.08) Min. Excl. Bay

Featuring a bay window to the front elevation along with double radiator, telephone point and coved ceiling.

Lounge: 16'1" x 11'11" (4.9m x 3.63m)

Featuring a matching bay window to the front elevation combining with the twin gabled bay to create an Edwardian style. Two double radiators, Sky cabling and telephone point and glazed double doors leading through to the Dining Room.

Dining Room: 11'11" x 8'11" (3.63m x 2.72m)

With french windows leading out to the garden along with glazed side panels. Coved ceiling, dimmer switch, double radiator and door leading to the kitchen breakfast room.

Kitchen Breakfast Room: 20'8" x 9'5" (6.3m x 2.87m)

Light and airy with glazed bay and french windows leading out to the garden along with an additional window. Well planned with doors leading from both the hallway and dining rooms plus the utility. Units fitted around two walls comprise timber worktop above cupboard and drawer storage units, matching wall cupboards incorporating an extractor fan above a 5 ring gas hob and double oven. Ceramic single drainer sink unit, plumbing for dishwasher and tray space. Understairs cupboard. Double radiator. Coved ceiling.

Utility Room: 6'9" x 5'4" (2.06m x 1.63m)

Fitted with matching timber worktop, stainless steel sink unit with mixer tap, plumbing for washing machine and additional wall cupboards. Upright fridge freezer space. Wall mounted Potterton Suprima gas fired boiler supplying domestic hot water

and radiators. Built in broom cupboard and half glazed door leading to the conservatory. Single radiator and tiled floor.

Conservatory: *11'6" x 7'3" Min (3.5m x 2.2m Min)*

Of PVCu double glazed framing set on a brick plinth and with tiled floor, double glazed single door plus matching french windows leading into the garden. Electric heater. All glazing has integrated blinds installed.

First Floor Galleried Landing: An attractive staircase rises from the entrance hall to a long central landing, extended and enlarged to encompass the bespoke staircase to the attic studio. Built in airing and general cupboards. Double radiator. Panelled doors lead off. A Stannah stair chair is currently in situ and can remain.

Bedroom 1: *12'8" x 12' Max (3.86m x 3.66m Max)*

Tall and well proportioned with semi vaulted ceiling and classic Edwardian style window opening providing a long view across open fields. Double radiator. Built-in wardrobes. Television socket, Sky cables and telephone point.

En Suite Shower Room: Fitted cabinet work providing storage and surround to a suite comprising wash basin, wc and recessed tiled shower cubicle. Single radiator and window to the front elevation.

Bedroom 2: *12'4" x 9'4" (3.76m x 2.84m)*

With window to the front elevation and view. Fitted wardrobes. Bedside light switch.

En Suite Shower Room: Complete with tiled shower cubicle, wc and pedestal wash basin. Single radiator.

Bedroom 3: *9'8" x 9'4" (2.95m x 2.84m)*

With window to the rear elevation overlooking the garden. Shelved storage and wardrobing along with dressing table surface. Single radiator.

Bedroom 4: *12' x 6'4" (3.66m x 1.93m)*

With window to the rear elevation. Single radiator. Fitted wardrobe system.

Bathroom: Fitted to complement the two en-suite shower rooms, fitted with vanity wash basin, wc and panelled bath with shower over. Built in cabinet work providing storage, recessed ceiling spots, extractor fan and window to the rear.

Attic Landing: A further staircase rises from the main landing to the attic level where the roof space has been professionally converted to further accommodation. The initial landing area has built in cupboard in addition to roof space access along with a door leading through to the main area.

Studio: *15'10" (4.83) x 15'5" (4.7) (Floor area)*

Designed with two velux windows at the rear with a further velux to the front. Double radiator and eaves cupboards. Recessed ceiling spots.

Optional Study/Box Room: *15'5" x 7'7" (4.7m x 2.3m)*

A separate space used currently as an extension of the studio space and with two further velux windows to the rear. Eaves cupboard. Recessed ceiling spots.

Outside: 7 Tuffs Close is a prime plot within the cul de sac and is designed to allow the detached double garage to sit nicely away from the house to not only allow for two initial car parking spaces along with a further space behind, equally ideal for storage of a trailer or the like. Pathways and planted borders and beds form the approach to the house and extend to the eastern boundary and the open fields. Side access, by way of a gate, leads to the rear garden and conservatory. The delightful garden space is full of interesting plants including climbers, shrubs and herbaceous plants along with seating areas and pergola all combining with an area of lawn, pathways and patio. A greenhouse is discreetly positioned to one corner. Of particular

note is the detached GARAGE having been converted to additional studio space, dry lined, ceilinged and insulated along with power and light connected. One of two external garage doors can continue to be used if required along with a rear personal door.

Services: The vendor has confirmed that the property benefits from mains water, electricity, gas and 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 test, 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: 7 Tuffs Road, Eye, IP23 7LY

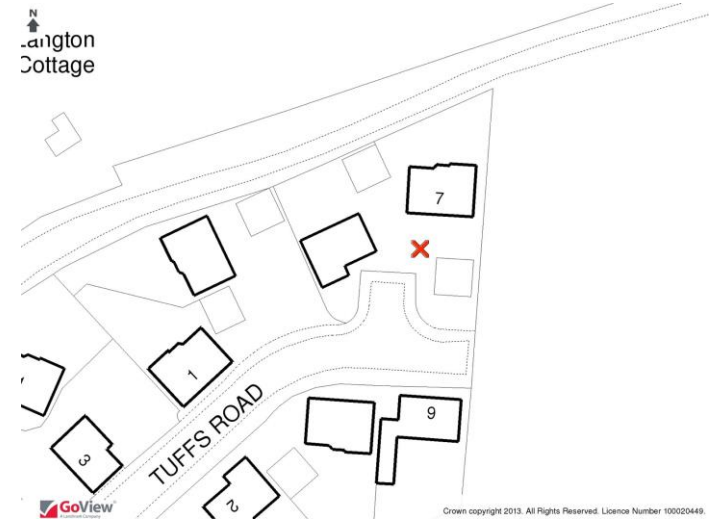
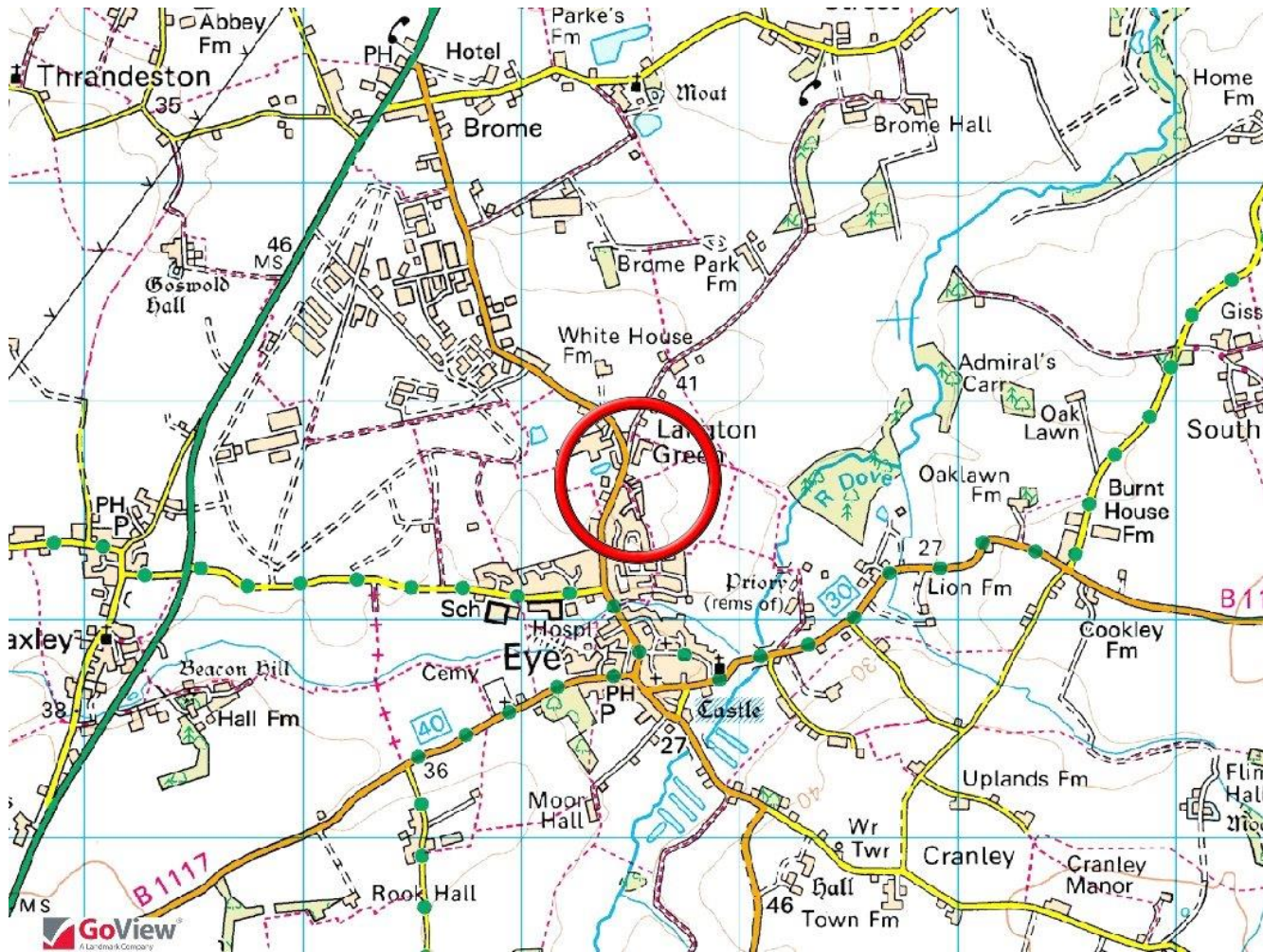
Local Authority: Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich IP1 2BX. Telephone: 0300 123 4000

Council Tax: The property has been placed in Tax Band E.

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 2110 sq.ft. (196.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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