



2 Ashton Road, Eye

**Harrison Edge**  
Estate Agents

Rarely available 3 bedroom semi providing well planned accommodation to include a master bedroom with en suite shower room, downstairs cloakroom off a hallway, a kitchen designed to take a dining table and chairs, along with garage and parking space, the garage being partially divided to provide a separate space.

- Semi detached
- 3 bedrooms
- En suite shower room
- Downstairs cloakroom
- Sub-divided garage with drive
- Gas radiator heating & UPVC windows

### Location

No.2 Ashton Road sits nicely back from the cul de sac roadway behind a front garden space and driveway leading to the adjoining garage. The three roads comprising the development are all cul de sacs with Ashton Road especially, having little traffic movement. The area is linked to the town via a footpath leading into Wellington Road in addition to following the road via Victoria Hill into the Town Centre. The area contains a good mixed community appealing to the retired and families alike. The historic town of Eye 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 excellent shops include for example the friendly 'institution' The Handyman Stores, butchers, bakers, a fine deli, two supermarkets and chemist and many others 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 Stat. The town includes an impressive 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".

### Description

2 Ashton Road is a well designed semi detached house constructed by the well known and established national home builder Taylor Wimpey. The well planned interior and attractive exterior combine to provide first class accommodation. The well laid out interior includes an entrance hall with cloakroom along with good size main reception room and kitchen dining room. The kitchen is well appointed and includes a built in oven and hob and the first floor features an en suite shower room in addition to a family bathroom. The accommodation is heated from mains gas fired radiators and enclosed within double glazed sealed unit windows. The garden at the rear takes advantage of the good orientation of the plot and for type is of good depth and width. Furthermore, the garage has been divided to create a separate room suitable perhaps for study space, playroom, ironing room or the like.

### Entrance Hall

The garden path leads to an attractive front entrance door set beneath a canopy porch and opening to an initial entrance hall. Panelled doors lead off to both the lounge and cloakroom. Double radiator with Thermostatic Radiator Valve (TRV).

### Cloakroom

Roomy and fitted with a suite comprising low level wc and vanity washbasin. Single radiator with TRV,

### Lounge 5.56m x 3.81m Max (18'3 x 12'6 Max)

An inviting room of good proportion featuring a three panel window to the front elevation and designed to tuck the staircase away to one corner. Double panel glazed doors lead through to the Kitchen Diner. Two double radiators each with TRV, TV and Sky cabling , telephone point and understairs storage cupboard.

### Kitchen Diner 4.75m x 3.25m Max (15'7 x 10'8 Max)

Well proportioned with units fitted around three walls leaving ample space for table and chairs. Worktop extends across a range of base cupboard and drawer storage units along with wall cupboards to match complete with cornice and pelmet and preparation for underlighting. Built-in four ring gas hob with extractor hood above along with a Bosch single oven below. Single drainer sink unit with mixer tap and drinking tap combined with water softener. Plumbing for washing machine and dishwasher and upright fridge freezer space. Tiled splashbacks and tiled floor. Single radiator with TRV, television point and kickspace heater. Window to the rear elevation. French windows lead out to the garden.

### First Floor Landing

Set off by attractive gallery balustrading and featuring a built in airing cupboard housing hot water storage tank with immersion heater along with access to loftspace via a drop down hatch to a roof space complete with boards and light.

### **Bedroom 1 4.24m x 2.90m (13'11 x 9'6)**

Designed with a useful recess ideal for wardrobing. Window to the rear elevation and single radiator with TRV.

### **En Suite Shower Room**

Fitted with a suite comprising tiled shower cubicle, low level wc and pedestal wash basin.

### **Bedroom 2 3.10m x 2.90m (10'2 x 9'6)**

Fitted wardrobe cupboard. Single radiator with TRV. Window to the front elevation.

### **Bedroom 3 2.59m x 2.06m (8'6 x 6'9)**

With built in cupboard, window to the rear elevation and single radiator with TRV.

### **Bathroom**

Stylishly redesigned with suite in white comprising panelled bath with shower over, vanity wash basin set within bespoke cabinet including to conceal the cistern of the new low level wc, all set off by smart ceramic tiling in a brick pattern and tasteful duck egg blue/green. Single radiator with TRV. Window to the front elevation.

### **Garage & 'Utility' Room**

The garage has been sub divided into two areas comprising the remaining garage space at the front and measuring internally 10'3 x 9'4 (3.12m x 2.85m) with up and over door along with a versatile space to the rear, described presently as a 'utility' room. A door connects the two parts along with a door to and from the garden. The internal space measures 9'4 x 5'10 (2.84m x 1.78m) and has an oak styled laminate floor. Power and light connected within both spaces.

### **Gardens**

To the front of the property lies an open plan garden area with lawn and pathway leading to the house. A driveway to the side allows two reasonably sized cars to park off road in tandem. To the rear of the house lies a paved patio area and lawn along with a number of specimen shrubs taking advantage of a sunny, westerly aspect. Notably the garden at the rear is not faced with neighbouring windows, hence providing a good degree of privacy from the rear. The Garden Shed will remain.

### **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 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**

2 Ashton Road, Eye, IP23 7LF

### **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 C.

### **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

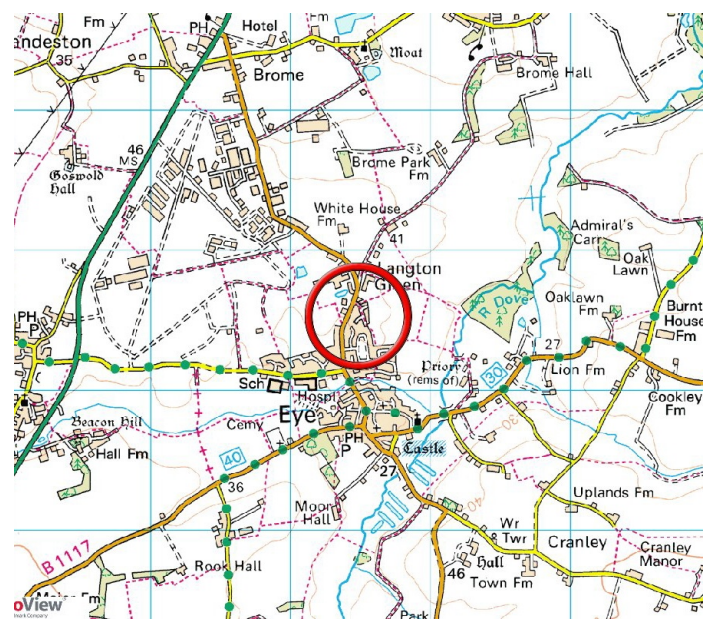
### **Directions**

From the town centre proceed past the Town Hall on the left and on past the famous serpentine wall. Along Victoria Hill take the second right directly into Century Road. Take the next right turn into Ashton Road and No 2 will be found on the right.





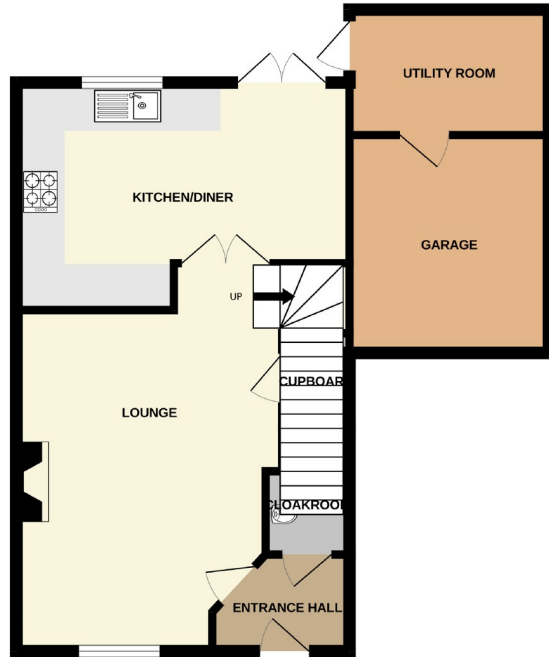
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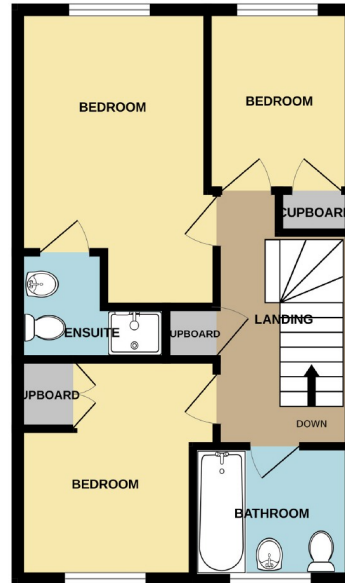
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>	<b>74</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



GROUND FLOOR  
562 sq.ft. (52.2 sq.m.) approx.



1ST FLOOR  
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA: 978 sq.ft. (90.8 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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## Energy performance certificate (EPC)

2 Ashton Road EYE IP23 7LF	Energy rating <b>C</b>	Valid until: 29 August 2033
		Certificate number: 9537-5728-6200-0920-9276

Property type	Semi-detached house
Total floor area	79 square metres

### Rules on letting this property

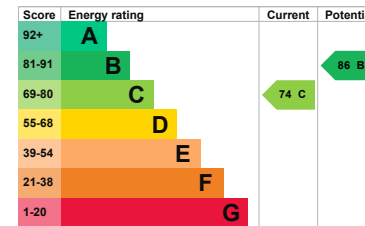
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



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