



3 Old Brew House Court, Eye

Harrison Edge
Estate Agents

3 Old Brew House Court provides stylish 3 bedroomed living space and a south facing low maintenance garden along with garage. The well planned interior features an inner hall with cloakroom, entrance porch plus en suite shower room in addition to the bathroom. An ideal home for those over 55.

- 3 Bedrooms
- En Suite Shower Room

- Ground Floor Cloakroom
- Garage

- South facing garden
- No Onward Chain

Location

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. Old Brew House Court is found just off Church Street ideally placed away from traffic and a short distance from the many shops and facilities on offer. The excellent shops include for example the friendly 'institution' The Handyman Stores, 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. Eye is the perfect location for retirees wanting an independent lifestyle.

Description

3 Old Brew House Court forms part of an exclusive development of just 16 homes built by Bennett Homes, in an attractive and peaceful setting designed specifically for those over the age of 55. Set around a charming Victorian-style communal garden the house offers well planned accommodation with a lovely sized first floor of three bedrooms leading from a sizeable landing along with bathroom and en suite shower room. The ground floor is arranged to provide kitchen diner, central hall, cloakroom and a lounge, set to the rear of the house taking advantage of the southerly aspect as french windows lead out to the garden beyond. The kitchen is well fitted with an attractive range of units in a cream gloss

finish and include a number of built in appliances. Windows are double glazed with PVCu units and gas fired radiator heating installed. The property comes complete with a garage.

Storm Porch: With adjacent Utility Store and main entrance door leading into the house.

Kitchen Dining Room: 17'7" x 11'5" (5.36m x 3.48m)

Well proportioned with ample table space and units set to one side around three walls. In a smart gloss finish the units provide extensive cupboard and drawer storage options along with wall cupboards to match complete with underlighting. Units include a Bosch double oven and grill, four ring gas hob with chimney hood above and Bosch dishwasher along with a built in washing machine. Stainless steel single drainer sink unit fitted with a water filter and separate drinking water tap. Recessed ceiling spotlights. Double radiator with Thermostatic Radiator Valve (TRV). Tiled floor. Coved ceiling. A panel glazed door leads through to the...

Hall: With stairs set to one side rising to the first floor accommodation and with a deep cupboard extending beneath. Single radiator. Wall mounted Danfoss central heating control plus thermostat. A Stannah stair chair is currently in situ and can remain.

Cloakroom: Fitted with a suite comprising pedestal wash basin and low level wc. Single radiator (TRV). Extractor fan.

Lounge: 17'8" x 13'10"32'10"ax (5.38m x 4.22m10max)

An appealing room with french windows leading out to the garden beyond, in addition to a window providing further natural light from the southerly aspect. Coved ceiling. Television and telephone points. Double radiator (TRV).

Landing: A good square space with gallery balustrading to the stairwell. Access to loft space with drop-down hatch. Built in Airing Cupboard housing hot water storage tank with immersion heater along with wall mounted Ideal Logic System 15 gas fired boiler supplying domestic hot water and radiators. Single radiator (TRV).

Bedroom 1: 13'5" x 11'7" (4.1m x 3.53m)

A good room featuring a semi vaulted ceiling and two dormer windows to the front elevation. Television and telephone points. Single radiator (TRV).

En Suite Shower Room: Fitted with a quadrant shower enclosure and shower with dual shower heads, pedestal wash basin, low level wc. Extensive tiling. Shaver point. Mirrored medicine cabinet. Vertical heated towel rail/radiator.

Bedroom 2: 11'7" x 10'5" (3.53m x 3.18m)

A further room featuring a semi vaulted ceiling and dormer window to the rear elevation and Wellington Road. Single radiator (TRV).

Bedroom 3: 11'8" x 6'11" (3.56m x 2.1m)

With further dormer window to the rear elevation and also featuring a semi vaulted ceiling. Single radiator (TRV).

Bathroom: Well appointed with panelled bath with shower attachment over, vanity wash basin and wc. Extensive tiling. Mirror fronted medicine cabinet. Vertical heated towel rail/radiator.

Gardens & Outside: The kitchen window from the sink area provides a pleasing outlook to the well maintained and attractive communal garden allowing the main reception room to take full advantage of the southerly aspect to the rear and the low maintenance garden. Set within a combination of brickwork and close boarded fencing, the garden is part paved and part gravelled with a planted border along the rear boundary wall,

The house is fortunate in having a GARAGE, found in block within the three on the right hand side as one drives into the development.

Services: The property benefits from mains water, electricity, gas and drainage. A Residents Management Committee - The Maltsters Yard Management Co in which residents hold a Share, supervises day-to-day aspects of the development for example gardening, maintenance, lighting and the employment of communal help such as a handyman. An annual Service Charge applies which for 1st June 2024 to 31st May 2025 is £350 per property. A Ground Rent of £1 per annum is payable along with a Service Charge.

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

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Postal Address: 3 Old Brew House Court, Eye, IP23 7BU

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

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

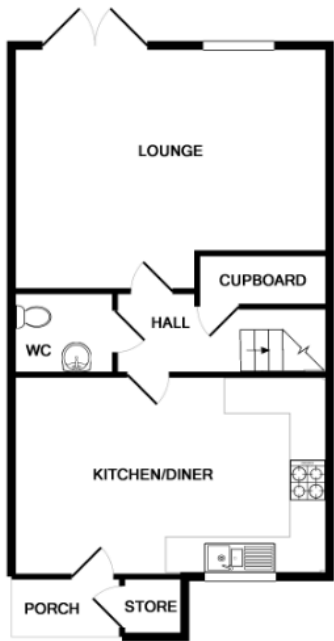
Viewing: By prior telephone appointment with the vendors agent Harrison Edge T: +44 (0)1379 871563

Directions

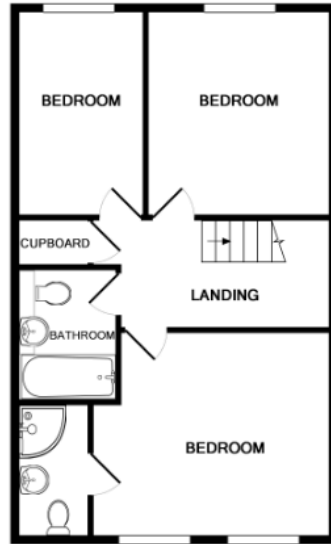
Wellington Road can be approached from either Lambseth Street or Church Street and has restricted vehicular access. Brew House Court is found towards the Church end of the road.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	77	
(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	



GROUND FLOOR
APPROX. FLOOR
AREA 51.2 SQ.M.
(552 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 48.3 SQ.M.
(520 SQ.FT.)

TOTAL APPROX. FLOOR AREA 99.6 SQ.M. (1072 SQ.FT.)

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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