



Highfield, Eye

Harrison Edge
Estate Agents

Sitting in a slightly elevated position, this detached 2 bedroom bungalow holds a strong position within the cul de sac. Behind a deep front garden with driveway alongside for two if not three cars, the property includes garage and extra rooms to the rear.

- Detached Bungalow
- 2 Double bedrooms
- Lounge & Garden Room
- Laundry Room
- Garage
- Long driveway

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. 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". The commercial centre of the town is a nice walk via Lambseth Street passing along the way the famous Serpentine wall before reaching Broad Street and Castle Street that winds around the remains of the motte & bailey castle, passing the church and 16th century Guildhall along the way. The excellent shops include for example the friendly 'institution' that is The Handyman Stores and also 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. This particular property is ideally placed for quite enjoyment of the area, away from passing traffic yet within walking distance of the Health Centre and shortcut to bus stops on Victoria Hill.

Description

Sitting in an elevated position at the top of the cul de sac, this detached two bedroom property strikes a good impression on

arrival. Attractively clad in stylish timber, giving this 1960's property a contemporary uplift, the interior is equally well presented with smart kitchen and shower room (formerly bathroom) along with a roofed former conservatory serving as an additional reception room with laundry off. Windows are as one would expect replaced with PVCu double glazed units and electric radiators and heaters throughout. The efficient layout of the interior includes an entrance lobby and inner hall which serves the two double bedrooms and shower room. The rear garden has a useful shed/workshop alongside the single garage and long driveway.

Entrance Lobby: Approached via an outer door and Storm Porch and featuring a built-in double cupboard housing the electricity meter. An inner door leads through to the main accommodation.

Lounge: *17'3" x 10'8"26'3" in (5.26m x 3.25m8min)*

A light bright room with PVCu double glazed picture window to the front elevation providing a splendid open view south through the cul de sac approach. A further window provides natural light from the side elevation. A gas coal effect fire serves as a focal point to the room, set on a marble hearth. Television point etc.

Kitchen: *9'8" x 8' (2.95m x 2.44m)*

Refitted with a smart range of units with worktop extending across graduated pan drawers, cupboards, built-in fridge and dishwasher. Inset single drainer sink unit. Four ring ceramic hob with chimney hood along with eye level built-in double oven. Wall cupboards to match. Integrated wine rack. Kickspace

heater. Tiled floor. A window, now internal to the Laundry along with a part glazed door provides natural light from the rear.

Garden Room: *16'10" x 6'8" (5.13m x 2.03m)*

An upgraded conservatory space now with a covered roof and ceiling creating a versatile space. Double glazing within PVCu framework provides an outlook to the garden along with skylight, glazed sliding door rear and glazed side door to driveway. Electric panel heater.

Laundry: A useful additional space serving as a laundry room and with plumbing for washing machine in situ.

Inner Hall: Providing access to both bedrooms and shower room with overhead access to the roofspace. Electric panel heater.

Bedroom 1: *11'11" x 10'1" Max (3.63m x 3.07m Max)*

A double aspect room with built-in wardrobe cupboard with additional overhead storage.

Bedroom 2: *11'4" x 8'9" (3.45m x 2.67m)*

Similarly sized to the front bedroom and with a now internal window to the Garden Room.

Shower Room: Formerly a bathroom and now fitted with a double sized walk-in shower enclosure along with vanity wash basin and low level wc. Electric panel heater and towel rail.

Outside: The bungalow is set back behind a good depth of garden laid to lawn bound on two sides by planted beds containing specimen shrubs. The long length of driveway runs alongside to the right and provides space for up to three cars in

tandem. A SINGLE GARAGE sits to the top of the drive and borders the rear garden. Two side gates provide access to the rear enclosed garden designed with a combination of lawn, planted beds and paving plus screen walling. A SHED/WORKSHOP will remain, fitted with power and light.

Agents Note: Please be aware, to the rear of Highfield, the new Persimmon development will extend in due course.

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: 12 Highfield, Eye, IP23 7BP

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.

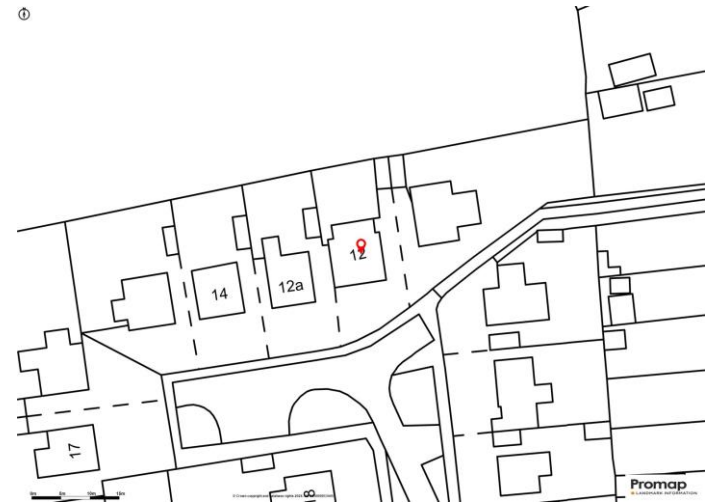
Tenure & Possession: The property is for sale freehold with vacant possession upon completion.

Fixtures & Fittings: All items normally designated as 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

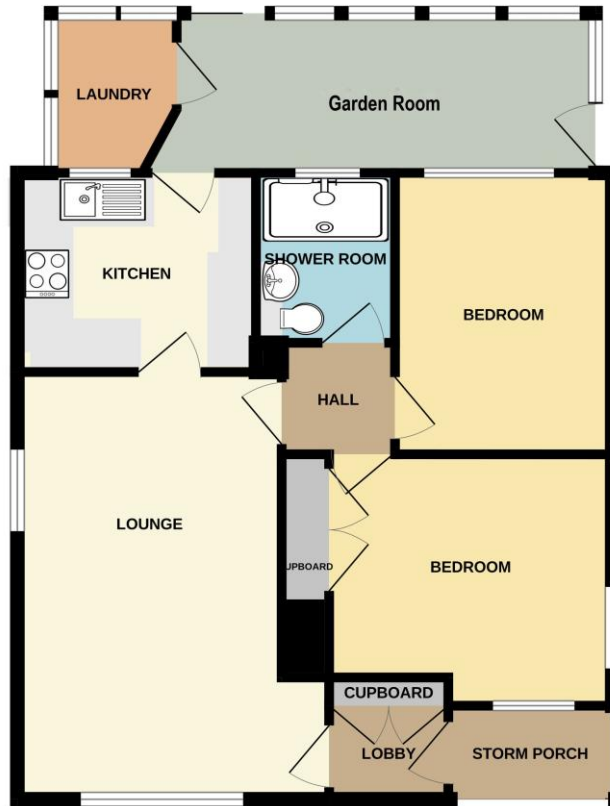
Directions

Easily accessible from either the A140 and new roundabout at Yaxley or the town centre. From Castleton Way turn into Haygate turning right into Highfields. Follow the road and number 12 will be facing at the top.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
740 sq.ft. (68.8 sq.m.) approx.



TOTAL FLOOR AREA: 740 sq.ft. (68.8 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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