



Magdalen Street, Eye

Harrison Edge
Estate Agents

A very appealing detached period townhouse offering up to four bedrooms and the added feature of a bespoke Garden Studio/Treatment Room at the rear. The traditionally proportioned interior, enhanced by combining two reception rooms into one lovely large, light living room makes this a very liveable property.

- 4 Bedrooms
- Double Main Reception Room
- Bath & Shower Rooms
- Home Office/Treatment Room
- Gas radiator heating
- Double glazing

Location

The historic town of Eye is blessed with an array of shops and businesses enabling residents to be essentially self sufficient. With schools ranging from Nursery through Primary to High with Sixth Form, 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 house is a short walk from Broad Street and commercial centre of the town or 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' The Handyman Stores, but also butchers, bakers, a fine deli, two supermarkets and chemist, complementing those found at neighbouring Diss (approximately 5 miles). Eye is situated favourably to Diss for access to the 18 Hole Golf Course at Stuston 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

10 Magdalen Street is a traditionally proportioned detached period townhouse found within the Conservation Area of the town and believed to date from the mid 19th Century. The handsome front elevation makes this property the 'stand out' property on the street. Internally, a spacious double reception room extends across the front of the property with a sizeable

kitchen beyond along with downstairs shower room. Upstairs, three nicely even sized bedrooms are served by the principal bathroom. At some point in the properties past former owners cleverly developed the roof space inserting a staircase to what is currently used as the main bedroom complete with en suite cloakroom. Of further note is a bespoke garden Treatment Room which could continue in a similar vein or become a Home Office for example. Double glazing is incorporated where possible including within the classic sash windows at the front. Likewise, gas fired radiator heating is installed throughout. This appealing house, with the classic 'Dolls House' appearance offers versatile town living which could suit a family or couples/singletons alike.

Double Reception Room: *24'8" x 12'6" (7.52m x 3.8m)*

Approached via the main outer entrance door which retains steps from the street along with period wrought iron handrails either side. This spacious main reception room has two sash windows to the front elevation and one of two chimneybreasts featuring a solid fuel burning stove. Alcove cupboards. Seven wall light points and ceiling pendant. Television point etc. A stripped period panelled door leads through to...

Rear Hall: With stairs rising to the first floor accommodation with beneath access to the ground floor shower room and a storage recess. Useful tucked away upright double cupboard with matching period doors. A half glazed outer door leads to the rear garden space.

Shower Room: Well appointed with quadrant shower enclosure, vanity wash basin and low level wc. Double radiator with

thermostatic valve. Recessed ceiling spotlights. Fully tiled walls. Double glazed window to the rear. Extractor fan.

Kitchen: *19' x 10'3" (5.8m x 3.12m)*

Extensively fitted around three walls including worktop above cupboard and drawer storage options, freezer, full height fridge, dishwasher, single oven and induction 5 ring hob (including 'Flexi Zone for long pans) beneath an extractor set within the chimney above. Wall cupboards fitted to match with underlighting. Breakfast Bar. Single drainer sink unit with drainer bowl and mixer tap. Tiling. PVCu double glazed french window lead outside and a window above the sink provides additional natural light and an outlook to the garden.

First Floor Landing: Stairs from the Rear Hall rise to a light comfortable sized landing serving five upper features including three bedrooms, bathroom and stairwell to the Attic Bedroom.

Bedroom: *12'6" x 10'3" (3.8m x 3.12m)*

One of two matching traditional sized bedrooms featuring sash window to the front elevation. Fitted wardrobing including cupboard access to the Viessmann Vitodens 050 gas fired boiler supplying domestic hot water and radiators. Two uplighters. Double radiator with thermostatic valve.

Bedroom: *12'6" x 10'4" (3.8m x 3.15m)*

With matching double glazed sash window to the front elevation along with period cast iron fireplace. Recessed shelving and hanging rail. Double radiator with thermostatic valve.

Bedroom 3: 10'1" x 7'10" (3.07m x 2.4m)

With double glazed window to the rear elevation. Single radiator with thermostatic valve. Two built-in cupboards.

Bathroom: Fitted with a suite comprising panelled bath with shower attachment over, vanity wash basin and low level wc. Double radiator with thermostatic valve. Fully tiled walls. PVCu double glazed window to the rear elevation.

Attic Stairwell: A door from the first floor landing opens to a cleverly created stairwell with double glazed sash window to the front elevation. The staircase rises to the Attic Bedroom via a 'half' landing.

Attic Bedroom: 21'5" x 6'10" (6.53m x 2.08m)

Measured 6'10 between shoulder height purlins with floor area extending beneath the sloping roofline. A gable window provides natural light along with a 'heritage' rooflight to the rear elevation. Double radiator with thermostatic valve. Eaves storage cupboards. Built-in wardrobe cupboards.

En Suite Attic Cloakroom: Fitted with a suite comprising low level wc and vanity wash basin. Fitted cupboard.

Outside: A pedestrian Right of Way to the left hand side of the house leads to a gateway opening to the rear garden. The no grass space has been carefully designed to include paved and hard surfaces for outdoor entertaining and relaxing complemented by planted borders. Of particular note is a bespoke **GARDEN TREATMENT ROOM/STUDIO/HOME OFFICE** building measuring 11'3 x 6'9 (3.43m x 2.07m) complete with insulation, power and light. Water is close by. A GARDEN SHED will remain again fitted with power. Outside lights and power sockets.

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: 10 Magdalen Street, Eye, IP23 7AJ

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 D.

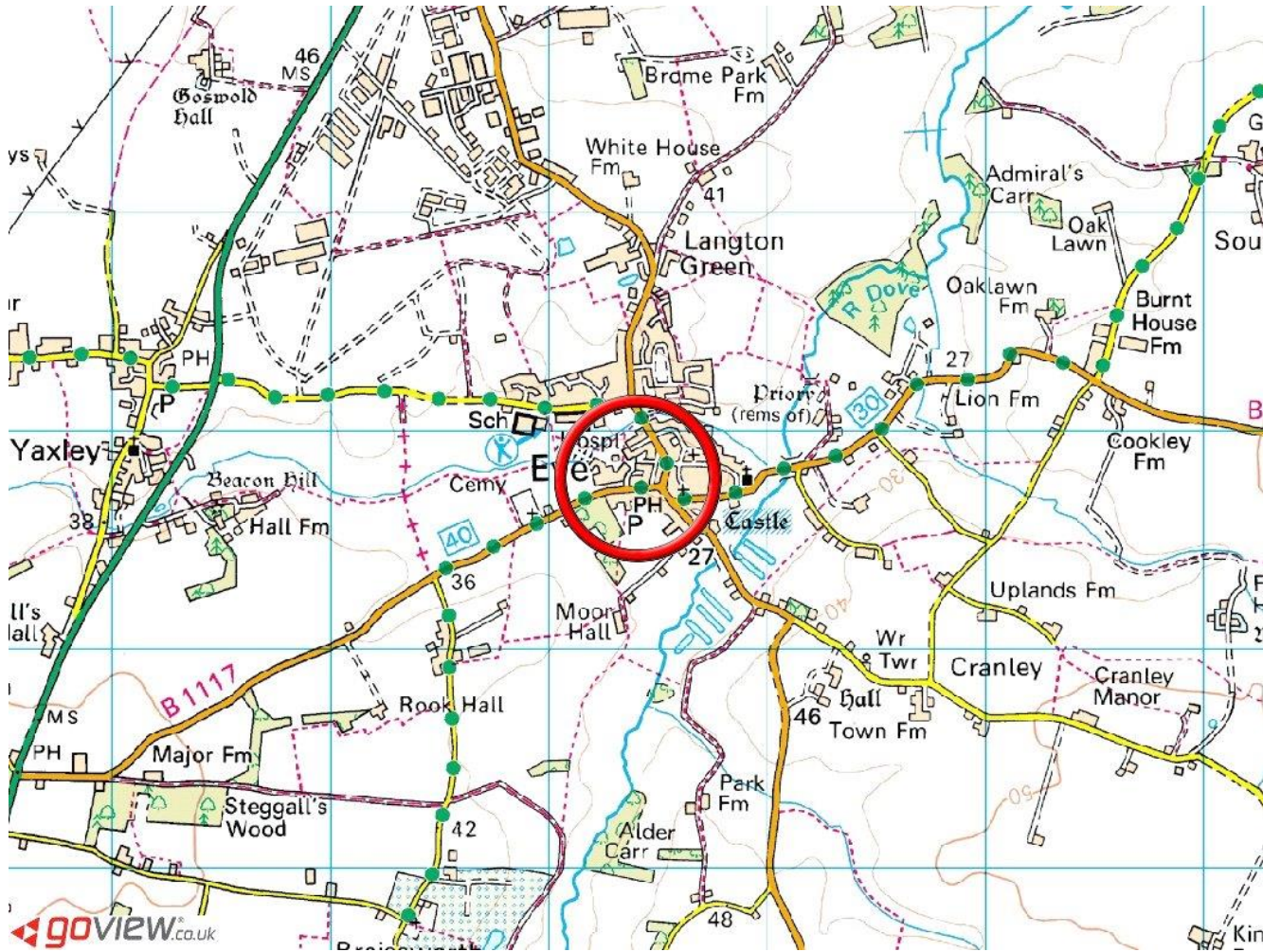
Tenure & Possession: The property is for sale freehold with vacant possession upon completion.

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

From the Town Centre turn into Magdalen Street by the former Bank buildings. No.10 will be found along on the right.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	64	
(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



2ND FLOOR



1ST FLOOR



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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