



Century Road, EYE, Suffolk

**Harrison Edge**  
Estate Agents



This former Show House offers 5 bedrooms across two upper floors along with a lovely ground floor including a Conservatory. Beautifully presented and owned since new, this stand out corner plot enjoys a gated frontage along with its neighbour.

- 3 Storey layout
- 5 Bedrooms
- 3 Bath/Shower Rooms
- 2 Reception Rooms
- Conservatory
- Double Garage

### Location

The historic town of Eye is blessed with an array of shops and businesses enabling residents to be essentially self sufficient. With Nursery, Primary and High Schools, a Health Centre and varied social and recreational opportunities, all age groups are catered for within this Georgian market town. Century Road is a favoured location with the development constructed by Wimpey Homes at the turn of the Century. The house is set back off the road within a gated setting with smart railings and wrought iron gates. Both these houses were originally the site Show Homes. Open fields with a network of footpaths are close by creating a circular walk around the town. The Town Centre is also within walking distance either via the roadside footpath or more directly through the neighbouring housing area, leading into Wellington Road and Church Street - ideal for those heading for the Primary School. The excellent shops are also easily on hand including for example the friendly 'institution' that is The Handyman Stores. The town is also fortunate in having a butchers, bakers, fine deli, two supermarkets and chemist. Eye supports an array of Clubs and Societies appealing to a wide age group making the town the envy of many neighbouring areas. Diss (approximately 5 miles) offers additional features including 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.

### Description

3 Century Road along with its immediate neighbour were both Show Homes for the site with this explaining the smart gated and railed corner position. No.3 stands particularly well with a

certain grandeur not least due to the Georgian inspired front elevation. The current owners, having had the property since new have created and maintained a first class home, beautifully maintained and enhanced by way of updated bathrooms, refitted kitchen and the addition of a lovely Conservatory at the rear. The layout of the interior is cleverly designed with the ground floor incorporating two reception rooms, lovely sized 'square' kitchen along with utility and cloakroom all off a welcoming entrance hall. Upstairs a versatile and useable landing area serves three bedrooms along with bathroom and includes a further staircase to the 2nd Floor. At the very top of the house can be found two further rooms with shower room and built-in storage within the eaves. Currently the top floor provides a Study space along with Guest Quarters. Outside, a double garage is nicely tucked towards the rear of the plot and includes side by side parking in front of twin up and over doors. The rear garden is notable for its privacy and lack of apparent neighbouring windows. A smart length of brick walling extends along one side.

**Entrance Hall:** A welcoming hallway makes a pleasing first impression as one enters the ground floor and where double doors lead off to one side to the main reception room. Stairs ahead rise up to the first floor landing with further doors leading through to the Dining Room, Kitchen and Cloakroom. Double radiator.

**Cloakroom:** Refitted with a stylish suite comprising wash basin on cupboard and low level wc. Window to the front elevation. Extractor fan. Vertical railed radiator.

**Lounge:** 19'8" x 11'4" (6m x 3.45m)

A well proportioned room with sash type PVCu double glazed window to the front elevation to match those around the house. A focal point coal effect electric fire sits to one side and French windows lead through to the more recent Conservatory. Two double radiators each with thermostatic valves. Television point etc. Two wall lights and two ceiling lights along with dimmer switch.

**Conservatory:** 13'3" x 9'11" (4.04m x 3.02m)

A lovely addition to the ground floor featuring exposed brick work and Victorian inspired design PVCu framing featuring double glazing complete with bevelled effect decoration. A further set of French windows lead out to the garden. Single radiator with thermostatic valve. Electric panel heater.

**Dining Room:** 11'5" x 9'6" (3.48m x 2.9m)

A third 'reception' space originally designed as a Dining Room but now the Conservatory fills that role leaving this space open to other use. Double radiator with thermostatic valve. Sash type window to the front elevation.

**Kitchen:** 11'11" x 11'10" (3.63m x 3.6m)

excluding door recess. Refitted with a smart range of units featuring polished granite worktop incorporating an undercounter bowl and a half sink with mixer tap and non-softened drinking water tap. Below counter units provide a good mix of cupboard and drawer storage including two graduated drawer stacks in two widths. Further points of note include a 'magic corner' and pull-out racking to complement the fitted wall cupboards. Appliances include dishwasher, Neff eye level

double oven, Viceroy Induction hob with chimney hood, fridge and freezer. Tiled floor. Three pane window to the rear garden. Recessed ceiling spots. Single radiator with thermostatic valve. An archway leads through to...

**Utility Room:** *8'11" x 6'3" (2.72m x 1.9m)*

Fitted to match the kitchen and with granite effect worktop above integrated washing machine and incorporating a stainless steel sink unit with mixer tap. Bank of wall cupboards include a Vaillant Eco Fit Pure gas fired boiler supplying domestic hot water and radiators. - a replacement to the original. Built-in understairs cupboard. Recessed ceiling spots. Single radiator with thermostatic valve. A half glazed door leads to the outside.

**First Floor Landing:** A roomy versatile space which is capable of taking furniture and being used rather as solely being as a means of linking rooms. A second flight of stairs rises to the top floor. A sash type window provides natural light from the front, southerly elevation. Single radiator with thermostatic valve.

**Bedroom 1:** *11'7" x 11'6" (3.53m x 3.5m)*

Featuring a sash window to the front elevation benefitting in the same way as the landing. Twin built-in wardrobes provide ready-to-go storage. Television point etc. Single radiator with thermostatic valve. Dimmer switch.

**En Suite Shower Room:** Fitted with a suite comprising pedestal wash basin, low level wc and tiled shower enclosure. Single radiator with thermostatic valve. Built-in airing cupboard with pressurised hot water tank and immersion heater. Window to the rear elevation. Recessed spots.

**Bedroom 2:** *9'7" x 9'4" (2.92m x 2.84m)*

With window to the rear elevation. Double built-in wardrobe cupboard. Single radiator with thermostatic valve. Dimmer switch.

**Bedroom 3:** *9'4" (2.84) x 7'11" (2.41) ex door recess*

With sash type window to the front elevation. Built-in double wardrobe cupboard. Dimmer switch. Single radiator with thermostatic valve.

**Bathroom:** Fitted with a suite comprising pedestal wash basin, low level wc and panelled bath with shower over and side screen. Vertical railed radiator. Light/shaver unit. Window to the rear elevation.

**Second Floor Landing:** With gallery balustrading to match the first floor and with cleverly incorporated walk-in storage cupboards front and rear, into the eaves. Access to loft space.

**Guest Bedroom:** *12'5" x 11'6" (3.78m x 3.5m)*

A good sized double bedroom incorporating a dormer window to the front elevation along with a Velux window at the rear. Double radiator with thermostatic valve.

**Bedroom 5:** *12'2" x 6'9" (3.7m x 2.06m)*

With dormer window to the front elevation. Double radiator with thermostatic valve.

**Shower Room:** A great asset to this upper floor making it self-contained in terms of guest space or indeed a teenager. Fitted with low level wc, pedestal wash basin and shower enclosure. Velux window to the rear elevation. Vertical railed radiator with thermostatic valve. Shaver point. Passvent air vent.

**Gardens & Grounds:** The house is set nicely back from the road behind classic wrought iron railings and double wrought iron gates shared with the immediate neighbour, No.1 Century Road. A turning space exists across the front of the house bounded by nicely planted borders setting off the front elevation. This corner position is created by Tuffs Road alongside down which a length of matching brick walling encloses the plot and garden at the rear in conjunction with close boarded fencing. The rear garden is laid

out to provide paved sitting out space along with lawn and well established borders containing a mix of specimen plants and shrubs. The rear is notable for lack of neighbouring windows.

**Double Garage:** *19' x 16'8" (5.8m x 5.08m)*

Twin up and over doors open to a single 'double' space with power and light connected. Painted floor. To the front of the garage two cars can be parked side by side.

**Services:** The vendor has confirmed that the property benefits from mains water, electricity, gas and drainage. Fitted outside water softener.

**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.

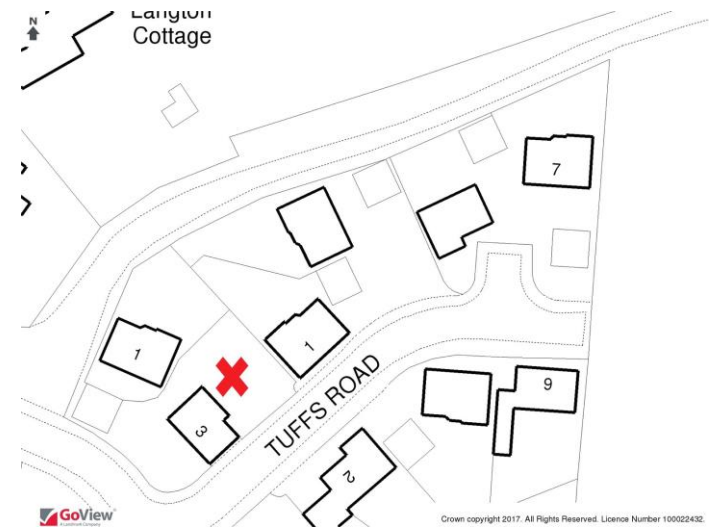
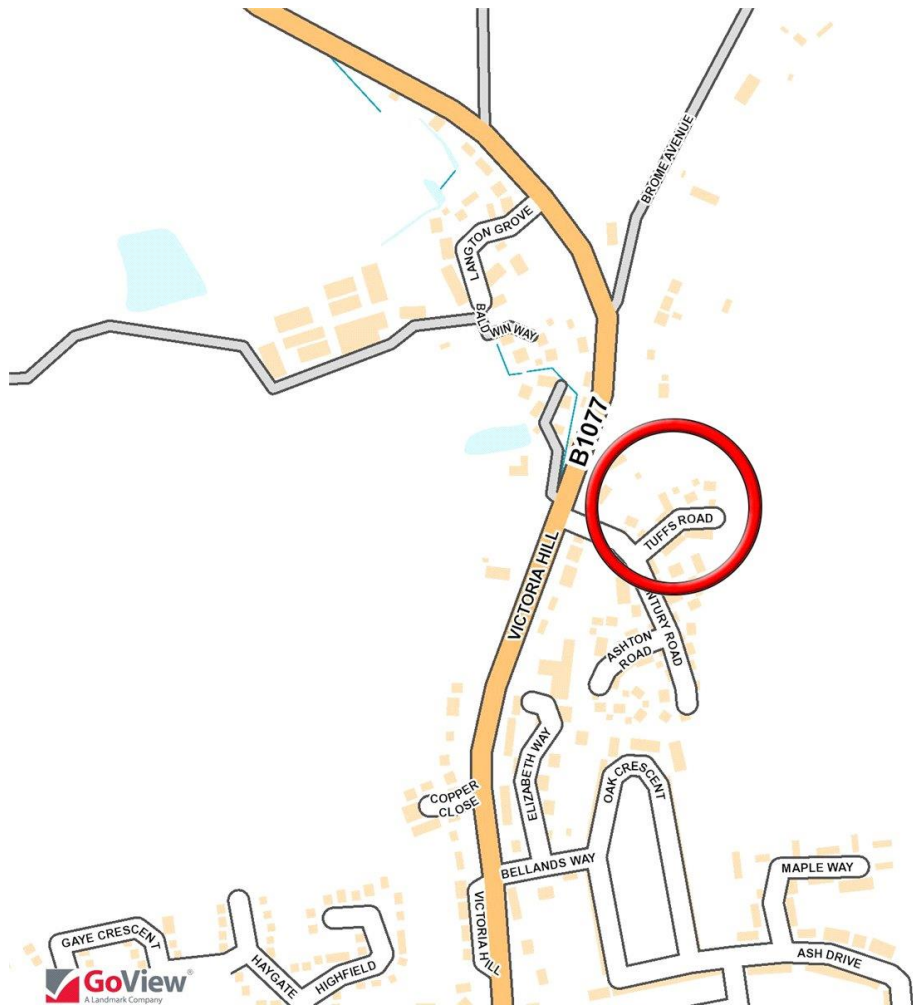
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**Postal Address:** 3 Century Road, Eye, IP23 7LE

**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 fixtures & fittings are specifically excluded from the sale unless mentioned in these particulars.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	78
(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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR  
777 sq.ft. (72.2 sq.m.) approx.



1ST FLOOR  
578 sq.ft. (53.7 sq.m.) approx.



2ND FLOOR  
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA: 1933 sq.ft. (179.6 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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