



Millfield, Eye

Harrison Edge
Estate Agents

This semi detached 3 bedroom former Show House with its own garage provides well proportioned living space and attractive gardens. Features include ground floor cloakroom, PVCu double glazing, social kitchen along with a Conservatory and first floor Wet Room converted from the original bathroom.

- 3 Bedrooms
- Conservatory Dining Room
- Wet Room
- Cloakroom
- Double glazed
- Garage with driveway

Location

18 Millfield can be found just on the outskirts of the town. Within walking distance of the town centre facilities, the property is ideally set for those seeking a quality and convenient location ideal for access to the High School, Health Centre and Hospital. Eye is well served by day to day amenities and shops and is renowned for the varied cultural activities which take place throughout the year. In addition to the excellent food shops and services, the friendly town is also renowned for shops specialising in antiques, gifts, fabrics along with cafe's and take aways. The surrounding countryside is accessible via an excellent network of public footpaths ideal for the Rambler. The wider area contains an array of interesting villages, towns and the Coast is only a 45 minute drive away. For the commuter the mainline rail station at Diss provides services between the Cathedral City of Norwich to the north and London's Liverpool Street Station. Furthermore, Diss offers additional sports' facilities including an 18 Hole Golf Course, Tennis & Squash Clubs, Indoor Swimming Pool and Gyms.

Description

Few semi detached houses come up for sale in Millfield and this particular example was originally one of the site Show Homes. Having handled the property previously it is clear the current owners have carried out a number of good improvements including the adding of a conservatory at the rear, redecorating and laying of floor coverings, relandscaping the garden along with refurbishing fittings. The original boiler has also been replaced by a combi Worcester boiler. Well maintained and cared for, a number of earlier improvements have been made not least the replacement of windows with PVCu double glazed

units. Furthermore, the original bathroom has been converted to a Wet Room. A feature of the ground floor is the hallway and cloakroom/wc along with a social kitchen comfortably accommodating a table and chairs but now with the addition of a Conservatory beyond which currently acts as a Dining Room. The house sits well within the Close with its own garage alongside, bordering the garden in part with that of a neighbour's at the rear, both combining to create a very pleasant rear garden area with a backdrop of red brick.

Hallway: Featuring a PVCu double glazed replacement door. Stairs at the far end rise to the first floor and a side window provides further natural light. Double radiator.

Cloakroom: Refurbished by the current owners and now fitted with a suite comprising vanity wash basin with cupboard along with low level wc. Stylish 'designer' radiator. Tiled floor. PVCu double glazed window.

Lounge: 14'11" x 13' Max (4.55m x 3.96m Max)

A well proportioned room with PVCu double glazed window to the front elevation. Two single radiators include one set within a particularly stylish radiator cover. Television and telephone points. A door leads through to the...

Kitchen: 16'5" x 9'6" (5m x 2.9m)

Refitted with woodgrain effect worktop above base units set to one side enabling a comfortable table and chairs space with glazed double doors leading through to the CONSERVATORY DINING ROOM created by the current owners. Units comprise

base cupboard and drawer storage units including wine storage and plumbing for dishwasher. Stainless steel single drainer sink unit, plumbing for washing machine and additional appliance space. Adjacent worktop extends above further storage and an integrated single oven and four ring gas hob with extractor hood. The Worcester gas fired combination boiler is concealed within a wall cupboard and supplies domestic hot water and radiators. Useful understairs cupboard. Tiled splashback. Double radiator. A half glazed door leads to the side pathway. PVCu double glazed window providing an outlook into the conservatory.

Conservatory Dining Room: 12'11" x 7'3" (3.94m x 2.2m)

A very worthwhile addition to the rear of the property serving as a versatile space currently as a Dining Room. Of double glazed PVCu framing with shaded polycarbonate roof and statement brick wall along one side along with further exposed brickwork beneath the glazing. Laid with a laminate floor and finished with a contemporary cast style radiator. Plumbing for washing machine. Glazed double doors lead out to the garden.

First Floor Landing: A straight staircase with stairwell window rises to the first floor accommodation and the landing which serves as a hub to each of the four spaces. Access to loft space with drop down hatch and fitted loft ladder.

Bedroom 1: 15'2" x 9'1" (4.62m x 2.77m)

A good size main bedroom with built in wardrobe cupboards and telephone point. A PVCu double glazed window provides an outlook to the front elevation. Single radiator.

Bedroom 2: 10'2" x 9'5" (3.1m x 2.87m)

A further PVCu double glazed window provides an outlook to the rear garden and beyond. Single radiator.

Bedroom 3: 10'7" x 7'2" (3.23m x 2.18m)

Built in Airing Cupboard housing hot water storage tank and immersion heater. Single radiator. PVCu double glazed window to the front elevation.

Wet Room: Converted from the original bathroom now with dedicated shower area with drained non slip floor surface and newly installed Mira Sport shower unit. Vanity wash basin with cupboard and storage unit. Low level wc. Tiling. Single radiator. PVCu double glazed window to the rear elevation. Extractor fan.

Outside: The house is set behind a front garden space laid to gravel and featuring a Magnolia tree and shrub roses. A side gate leads to a pathway alongside the house to the rear garden enclosed in part by the brickwork of two garages creating good privacy. It is also clearly apparent the position of the neighbouring properties creates further privacy and allows plenty of sky. All in all, for such a location, a very good position within the development. The current owners have landscaped the rear to include a paved terrace area along with Summer House and planted borders. Outside tap. The adjacent GARAGE has electric roller door with remote control and parking immediately to the fore.

Services: The vendor has confirmed that the property benefits from mains water, electricity, gas & mains drainage.

Mobile & Broadband: OfCom Mobile & Broadband Checker - paste the following link into your browser:
<https://www.ofcom.org.uk/mobile-coverage-checker>
<https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=IP237DE&uprn=100091083771>

Flood Risk: For Flood Risk information paste the following Link into your Browser:
<https://check-long-term-flood-risk.service.gov.uk/risk#>

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.

Fixtures & Fittings: All items normally designated as fixtures & fittings are specifically excluded from the sale unless mentioned in these particulars.

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Postal Address: 18 Millfield, Eye, IP23 7DE

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.

Viewing: By prior telephone appointment with the vendors agent Harrison Edge T: +44 (0)1379 871 563

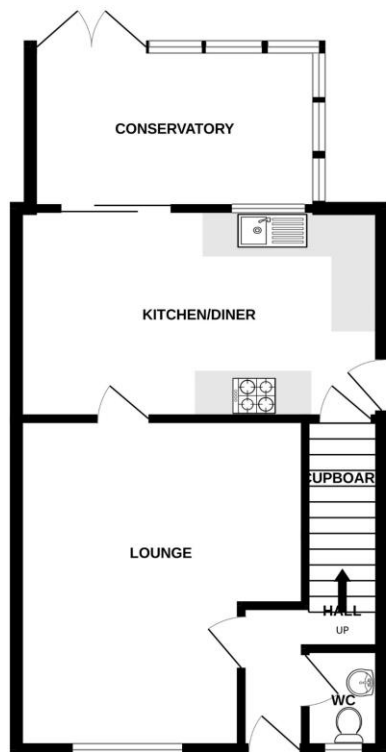
Directions

From the town centre, pass the Town Hall on the left and continue to the crinkle crinkle wall turning left into Castleton Way. Opposite the High School turn right into Millfield bearing right where No18 will then be found on the right.

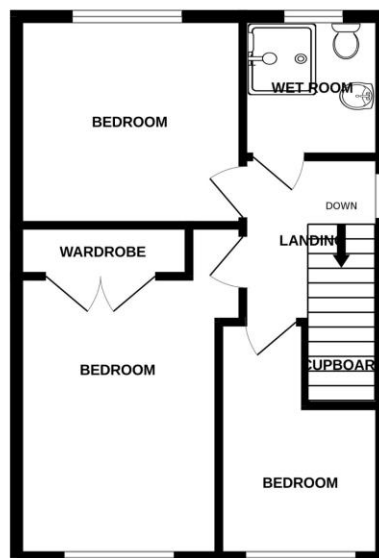


Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
497 sq.ft. (46.2 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA: 899 sq.ft. (83.5 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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