



Gaye Crescent, Eye

Harrison Edge
Estate Agents

A fabulous, cleverly extended detached 3 bedroom home set on a corner plot. The excellent interior is probably unique and offers stylish open plan kitchen, dining and lounge space plus utility room and shower room. Good frontage and garden along with garage and car port.

- 2 or 3 Bedroom
- 3 space open plan living

- Utility Room
- Shower & Bathrooms

- Garage & Car Port
- Corner Plot

Location

11 Gaye Crescent occupies a corner position with a nice open aspect not only within the cul de sac but also towards the new homes built to the north. These are well laid out and landscaped and have enhanced the setting no end. Gaye Crescent is approached from Castleton Way where the Health Centre, former Hospital, Bus Stop and High School can be found. The area also links easily on foot to Victoria Hill where an alternative Bus Stop can be found along with connections via the footpaths to the network of routes around the town and the surrounding countryside. Eye is approximately a mile off the A140 for good road access to the wider area including Ipswich, Norwich and Bury St Edmunds. Diss is approximately 5 miles away with its mainline Rail Station to London Liverpool Street Station in around 90 minutes.

Description

Built originally towards the end of the 1960's, this chalet style property has been cleverly extended and enhanced taking full advantage of the excellent corner plot. Additions to both the side and rear of the original property have created superb living space including a welcoming hallway, utility room, shower room and additional reception room. The day space is essentially open plan albeit with partial divides but makes for a friendly social space of good proportion. Upstairs, built-in wardrobes serve both of the principal bedrooms with the optional 3rd bedroom (downstairs) currently being used as a Study. Windows are double glazed throughout along with gas fired radiator heating having replaced the original oil system and boiler arrangement. It is also important to note the corner plot, unlike the majority of neighbouring properties, allows for a

GARAGE & CAR PORT set to the bottom of the garden and accessed direct from the road. A gate leads directly into the garden.

Entrance Hall: A welcoming entrance serving as a hub to the ground floor with stairs ahead to upstairs and doors off, left and right. A multi locking point outer door with glazed panes along with glazed side panels sets off the front of the house and provides decorative detail to the interior. Built-in Broom Cupboard. Understairs cupboard. Double radiator with thermostatic valve.

Bedroom 3/Study: 8'9" x 8'4" (2.67m x 2.54m)

With PVCu double glazed window to the rear garden beyond. Single radiator with thermostatic valve.

Dining Room Area: 14'6" x 10'9" (4.42m x 3.28m)

widening to 12'7 (3.85m) A social space set between both the Kitchen at the front of the property and the Lounge set to the rear. A high level wide PVCu double glazed window provides natural light. Double radiator.

Kitchen: 15' x 6'10" (4.57m x 2.08m)

Extending across the front of the house with two PVCu double glazed windows providing not only good natural light but a good aspect across the front garden and beyond. Smart woodgrain effect worktop extends across a variety of flush fronted cupboard and drawer storage options all on 'soft-close' mechanisms and including deep pan drawers and two 'magic' corners. Integrated dishwasher. Four ring electric hob with Elica vertical inclined extractor hood, Belling double oven. Wall cupboards to match

with cornice and pelmet detail and under lights. Stainless steel sink unit with drainer bowl and mixer tap along with non-softened drinking tap. Fitted water softener. A half glazed outer door leads to the side path to the right of the house.

Lounge: 17'9" x 12'7" (5.4m x 3.84m)

With sliding patio doors opening onto an attractive paved terrace and side garden enclosed with decorative panel fencing. Beyond, the tree lined pathway running alongside Gaye Crescent provides an attractive backdrop to the landscaped area of new housing. A focal point chimney piece with matching hearth accommodates an electric woodburning stove type appliance with a gas point adjacent. Double radiator. Television point.

Utility Room: 9'7" x 6'8" (2.92m x 2.03m)

Created from the side extension and a real asset to the property. A half glazed outer door serves as a fourth means of entry/exit and ideal for those with a dog, dirty boots etc. Fitted with granite effect worktop there is useful surface space along with a ceramic single drainer sink with mixer tap with a cupboard beneath and two appliance spaces including plumbing for a washing machine. Wall cupboard. Single radiator. The tall mono-pitch adds great volume and contains a rooflight. A further door leads through to...

Shower Room: Being a continuation of the roofline again with high rooflight and side window adding yet more natural light. A smart suite comprises vanity washbasin with cabinet beneath, low level wc and quadrant shower enclosure. Extensive tiling and matching floor. Vertical railed towel rail radiator.

First Floor Landing: A central space serving as a hub to the first floor along with having access to the roof space above complete with drop down ladder and light within the roof. White panel doors lead off...

Bedroom 1: *13'1" x 10 (4m x 10)*

Measured to the wardrobes fitted across one wall providing floor to ceiling storage. Maximum width to back of wardrobes - 15'4/4.71m. Good size PVCu double glazed window to the front elevation. Single radiator.

Bedroom 2: *12'4" x 7'6" (3.76m x 2.29m)*

Measured again to the wardrobes fitted across one wall providing floor to ceiling storage. Maximum width to back of wardrobes - 15'4/4.71m. PVCu double glazed window to the rear with rooftop view including the top of both the Town Hall and Church tower, beyond the rear garden. Single radiator. The wardrobes also conceal the Vaillant gas fired boiler supplying domestic hot water and radiators. Separate cupboard serving as Airing Cupboard with hot water cylinder.

Bathroom: Stylishly appointed with suite comprising P'Bath with Mira Enthuse shower unit fitted above, side taps and side screen. Low level wc along with vanity wash basin with cabinet storage beneath. Railed towel rail radiator. Two windows providing good natural light. Smart flooring with Art Nouveau style flooring tiles.

Outside: No.11 Gaye Crescent occupies a corner plot at the top of the cul de sac enabling a lovely open frontage, extra width along the road side plus covered parking CAR PORT to the front of the SINGLE GARAGE (17' x 8'2/ 5.18m x 2.51m) which can be found at the end of the garden. The whole 'package' works so well with a gate from the parking area, side gate from the cul de sac path plus access to the front door along with a path to the right hand side door and (3rd) garden gate. The current owners have greatly enhanced not only the interior but also the garden with for example a new paved terrace and other landscaping elements and

timber SUMMER HOUSE. This summer house is far from a storage building and one which is used throughout the year as a Garden Office/Hobby space complete with power and light. Towards the rear gate a further timber building serves as a Potting Shed/Garden Shed dressed with a pergola at the front adorned with climbing plants. Lawn, gravel and planted borders and beds complete the overall very pleasing picture. Outside power. Outside light. Outside tap.

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

Mobile & Broadband: OfCom Mobile & Broadband Checker - paste the following link into your browser:
<https://checker.ofcom.org.uk/>
Considered as "Good outdoor and in-home"

Flood Risk: For Flood Risk information paste the following Link into your Browser:
<https://www.gov.uk/check-long-term-flood-risk>
Considered "Very Low - Surface Water & Rivers and Sea"

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: 11 Gaye Crescent, Eye, IP23 7BW

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

Identity Verification: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity. A fee of £30 inclusive of VAT applies to each Vendor/Purchaser via our preferred ID Verification partner, Verify365.

Property Information Questionnaire: The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

Directions

Pass Town Hall on your left, take the left at the crinkle crankle wall, into Castleton Way, next right into Highfields, first left into Gaye Crescent. No.11 will be found on the top left corner.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
830 sq.ft. (77.1 sq.m.) approx.



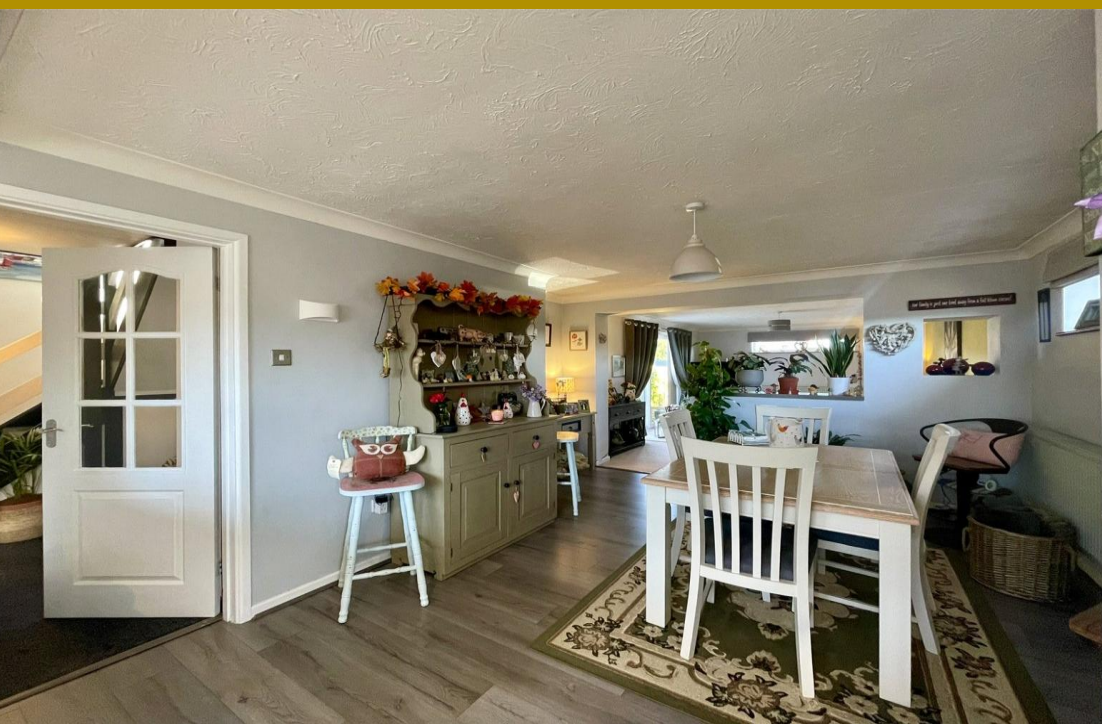
1ST FLOOR
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA: 1274 sq.ft. (118.4 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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