



Old Brew House Court, Eye

Harrison Edge
Estate Agents

This 2 Bedroom end of terrace house is surprisingly roomy and only fractionally smaller than its 3 bedroom neighbours. Additional distinct advantages include side access to the rear garden, a sun room plus a garage. Forming part of the well regarded Maltsters Yard, this managed environment is designed for those over '55.

- 2 Double Bedrooms
- Two Shower Rooms
- Garage
- Sun Room
- Side access to & from garden
- Minimum age 55 years and over

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. Old Brew House Court is found just off Church Street ideally placed away from traffic and a short distance from the many shops and facilities on offer. The excellent shops include for example the friendly 'institution' The Handyman Stores, 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. Eye is the perfect location for retirees wanting an independent lifestyle.

Description

5 Old Brew House Court forms part of an exclusive development of just 16 homes built by Bennett Homes, in an attractive and peaceful setting designed specifically for those over the age of 55. Set around a charming Victorian-style communal garden this particular house offers well planned accommodation with a lovely sized first floor of two bedrooms leading from a sizeable landing along with bathroom and en suite shower room. The ground floor is arranged to provide kitchen diner, central hall, cloakroom and a lounge, set to the rear of the house and which includes a Sun Room beyond leading out to the garden. It is also worth noting, this end of terrace property has side pedestrian access to and from the

garden bringing huge advantage over those without of which there are a number. The kitchen is well fitted with an attractive range of units in a cream gloss finish and includes a number of built in appliances. Windows are double glazed with PVCu units and gas fired radiator heating installed. The property comes complete with a garage.

Kitchen Dining Room: 16' x 11'10" (4.88m x 3.6m)

Approached via an outer Storm Porch, this good size kitchen dining space is arranged with units in three principal locations creating good working space. Smart worktop extends across cupboard and drawer storage options along with integrated dishwasher, plumbing for dishwasher, Zanussi hob with chimney hood above, adjacent eye level Bosch double oven plus matching wall cupboards. The integrated sink is set below a window providing an outlook south to the communal central garden. With the units to one side, plenty of space remains for a table and chairs along with a spot for an upright fridge freezer. A glazed inner door leads through to the central inner hall.

Inner Hall: Stairs at one side, which turn in each corner and rise to the first floor landing have a useful storage cupboard beneath. A further glazed door from the hall leads through to the main reception room along with to...

Cloakroom: Fitted with suite comprising low level wc and wash basin.

Lounge: 16' x 14'2" (4.88m x 4.32m)

A well proportioned room measured at maximum points the room partially accommodating the staircase and having a door opening to the understairs cupboard. An electric fire serves as a focal point in addition to providing additional warmth should it be required and presenting a living flame appearance. Glazed double doors lead to and from the Sun Room at the rear of the house and providing access to the garden. Television and power points etc plus radiator.

Sun Room: 16'2" x 5'9" (4.93m x 1.75m)

Unlike the three bedroom versions within the development, this particular model includes an additional room beyond the lounge. Sheltered between brickwork, glazing extends across its width with glazed double doors leading out, all set beneath a glazed roof. Twin glazed double doors connect with the lounge.

First Floor Landing: Sitting central to the first floor and providing access to both bedrooms and bathroom. Gallery balustrading enhances the stairwell and overhead, a drop down loft hatch provides access to the roof space. Double radiator.

Bedroom: 16' x 11'11" (4.88m x 3.63m)

A well appointed main bedroom measured at maximum points and including built-in double wardrobe to one side plus doorway leading to the En Suite Shower Room. Twin windows provide an outlook south across the central communal gardens each with a radiator beneath the sill.

En Suite Shower Room: Well appointed with suite comprising vanity wash basin and wc with concealed cistern. Quadrant

shower enclosure with monsoon shower head plus flexi hand held shower. Heated towel rail radiator.

Bedroom: 16' x 11'2" (4.88m x 3.4m)

A second double bedroom, measured at maximum points confirming this house to be only a shade smaller than the 3 bedroom version. Two windows provide an outlook to the rear beyond the garden to neighbouring property, again with a radiator beneath each.

Bathroom: A second well appointed facility comprising vanity wash basin with low level wc and concealed cistern plus a stylish shower enclosure replacing the original bath. Similarly smart ceramic tiling. Heated towel rail radiator.

Outside: No.5 Old Brew House Court is fortunate in being at the end of the terrace thus enjoying side access to and from the garden. The approach from the central communal gardens leads to an enclosed front garden behind wrought iron railings protecting a planted garden space. Within the Storm Porch lies a useful STORE capable of housing wheelie bins. The rear garden is arranged on two levels with paved patio extending from the Sun Room to a raised 'lawn' of Astro Turf type surface ensuring green grass all year round and no cutting. Raised beds abutt the side and rear boundary fences. Furthermore, the property has the added benefit of a GARAGE found within the garage/parking area of the development.

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

The Maltsters Yard Residents Management Company Limited: This property is FREEHOLD. The residents belong to the Maltsters Yard Residents Management Company Limited and pay an annual charge currently (1st June 2025 - 31st May 2026) of £375 per property. General Restrictions apply given the nature

of the development. A copy can be inspected at the Agents Office or, enquiries raised.

Mobile & Broadband: OfCom Mobile & Broadband Checker - paste the following link into your browser:
<https://checker.ofcom.org.uk/>

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

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: 5 Old Brew House Court, Eye, IP23 7BU

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. An Age Occupancy Restriction applies: the development is for those over 55 years of age.

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

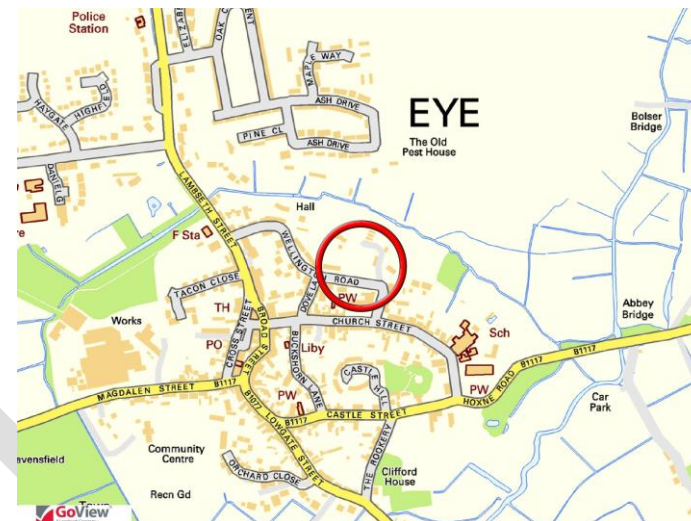
Viewing: By prior telephone appointment with the vendors agent Harrison Edge T: +44 (0)1379 871 563

Directions

Wellington Road is just behind Church Street and the town centre ensuring the excellent range of shops is within walking distance. Walk towards the Church turning left into either Dove Lane or Wellington Road. Maltsters Yard will be found towards the Church end of the road.

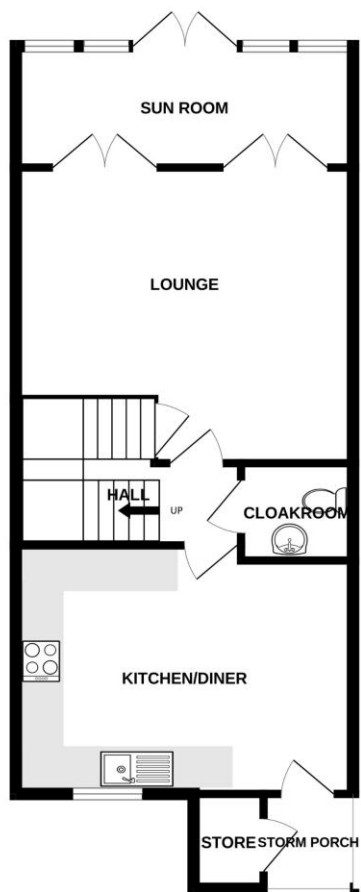


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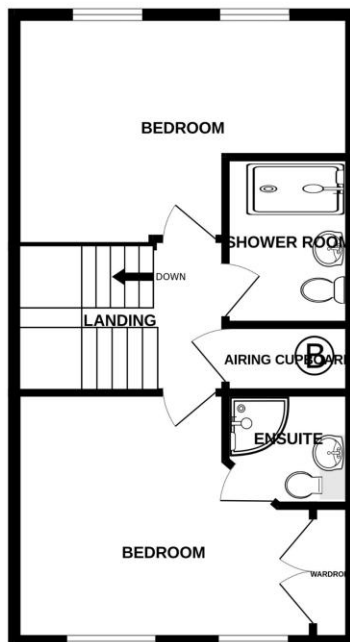


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
602 sq.ft. (56.0 sq.m.) approx.



1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA: 1078 sq.ft. (100.2 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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