



Orchard Close, EYE, Suffolk

**Harrison Edge**  
Estate Agents

One of two quietly situated detached houses abutting the Town Moors over which the first floor enjoys views. Well finished and beautifully maintained since new, this 3 bedroom house with study, utility and en suite, is a cut above.

- Detached House
- 3 Bedrooms
- En Suite plus Bathroom
- Conservatory
- Utility & Cloakroom
- Garage & parking

### Location

Orchard Close is a Private Road leading off Lowgate Street with 7B and its two immediate neighbours being a separate development to the original Bovis Homes scheme. The house has one matching neighbour alongside, a bungalow adjacent and the Town Moors and a large neighbouring garden behind. The town centre is not far away and a much closer walk than other similar houses for sale in outlying areas of Eye. Eye is a welcoming and bustling small country town many call a village. We are perfectly placed, centrally within the region, making access to the key towns of Ipswich, Norwich and Bury St Edmunds equidistant let alone getting to the coast in a similar time. Mainline rail services to London Liverpool Street can be accessed at nearby Diss - only 5 miles away.

### Description

This detached house along with its two immediate neighbours were constructed by Suffolk builders Maples Developments Limited and have all been occupied since new by their current owners. 7B is the first to come to market since moving in during 2015. Clearly a well finished house from the outset, it has been beautifully maintained since and can be described as 'turn-key'. The interior downstairs comprises study along with lounge plus a social kitchen dining space boosted by a conservatory beyond and utility room alongside. A cloakroom of good size sits off the hallway and a straight flight of stairs rises upstairs. Even the third bedroom is a good size as is the bathroom which complements the master bedroom with en suite shower room. This principal bedroom has a long view across the Town Moors. Windows are double glazed and gas fired radiator heating installed. Other details to note are coved ceilings, above average

architraves and skirting boards, fabulous solid hardwood doors and as importantly, door furniture with a nice action. The kitchen features a number of built-in appliances.

**Entrance Hall:** Approached via a part glazed outer door protected by a canopy porch, opening to a welcoming hallway laid with luxury vinyl tile woodgrain effect flooring which extends into the kitchen. Matching hardwood doors lead off via matching oak thresholds into each of the four immediate spaces. Beneath stairs the present owners commissioned bespoke oak doors to create cupboard storage. A straight staircase rise to the first floor.

**Study:** 7' x 6' (2.13m x 1.83m)

With window to the front elevation. Telephone point. Single radiator with thermostatic valve.

**Lounge:** 14'5" x 11'5" (4.4m x 3.48m)

Measured to exclude the bay window to the front elevation which provides feature to the room. Television point etc. Single radiator with thermostatic valve.

**Kitchen/Dining Room:** 19'5" x 11'6" (5.92m x 3.5m)

Featuring a range of smart cream fronted units around one half of the space culminating in a peninsular unit separating the dining area whilst retaining togetherness. Woodgrain effect worktop extends across a mix of cupboard and drawer storage options including pan drawers plus integrated dishwasher. Additional appliances include twin eye-level Neff ovens, adjacent four ring hob with brushed steel chimney hood above

plus integrated fridge and freezer alongside. Stainless steel single drainer sink unit with drainer bowl and mixer tap. A side window takes advantage of the suns travel from left to right throughout the day along this southerly elevation. From the dining area, French doors with a glazed side panel either side, open to the Conservatory creating more social all-in-one space.

**Cloakroom:** Roomy and with suite comprising pedestal wash basin and low level wc both on a tiled floor. Vertical heated towel rail. Extractor fan.

**Utility Room:** 8'3" x 6' (2.51m x 1.83m)

Fitted to match the kitchen and with a second sink, stainless single drainer, cupboard storage fitted water softener and two appliance spaces including plumbing for washing machine. An Alpha gas fired boiler supplies domestic hot water and radiators. Single radiator with thermostatic valve. Extractor fan. Side window. A part glazed outer door connects with the garden and rear gate/garage.

**Conservatory:** 12' x 9'4" (3.66m x 2.84m)

Built at the same time as the house by the original builder and with matching brick exterior and PVCu double glazed framing above finishing with a glazed gable to the rear. Comes complete with roof blinds and fitted with a single radiator with thermostatic valve. Tiled floor.

**First Floor Landing:** The straight staircase rises to a galleried landing and stairwell with window to the side elevation. Matching design touches continue upstairs with the excellent

doors leading off to each of the three bedrooms and bathroom plus shelved airing cupboard. Access to loft space with drop down hatch and ladder. Single radiator with thermostatic valve.

**Bedroom 1:** *14'2" x 11'6" (4.32m x 3.5m)*

A very comfortable sized room with three pane window to the rear providing a long view across the Town Moors. Single radiator with thermostatic valve. Television point.

**En Suite:** Nicely appointed with 110mm shower enclosure, pedestal wash basin and low level wc set off by a tiled floor and complementary tiling. Vertical railed heated towel rail. Window. Extractor fan.

**Bedroom 2:** *15'5" x 9' (4.7m x 2.74m)*

Measured to exclude the door recess. A 3 pane window provides an outlook to the front. Television point. Single radiator with thermostatic valve.

**Bedroom 3:** *11'10" x 8'7" (3.6m x 2.62m)*

With two pane window to the front elevation. Telephone point. Single radiator with thermostatic valve.

**Bathroom:** Roomy and with suite comprising vanity wash basin with cupboard beneath, low level wc and P'shape bath with shower over all set off by a tiled floor with complementary tiling. Vertical railed heated towel rail. Light/shaver unit. Window.

**Outside:** 7B with its two immediate neighbours, sits tucked away off the original Orchard Close paved road way both of which are classified as Private Roads. Consequently, these three properties, especially the houses, have no other passing traffic. The similarly brick paved roadway leads up to the house and extends alongside to the BRICK SINGLE GARAGE and parking area for two cars in tandem. The electric up and over door opens to an internal space measuring approximately 5.74m x 3.05m with window to the side, power and light along with a door to and from the garden.

An area of lawn sets off the front of the house with the main garden approached from outside via a side gate also convenient for the door leading into the house via the utility room - ideal for dropping shopping in from the car etc. The rear garden benefits from the conservatory and has an area of lawn, planted borders and a small vegetable patch alongside the GARDEN SHED. Outside tap. Lanterns. Paved and gravel pathways.

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

**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:** 7B Orchard Close, Eye, IP23 7DW

**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.

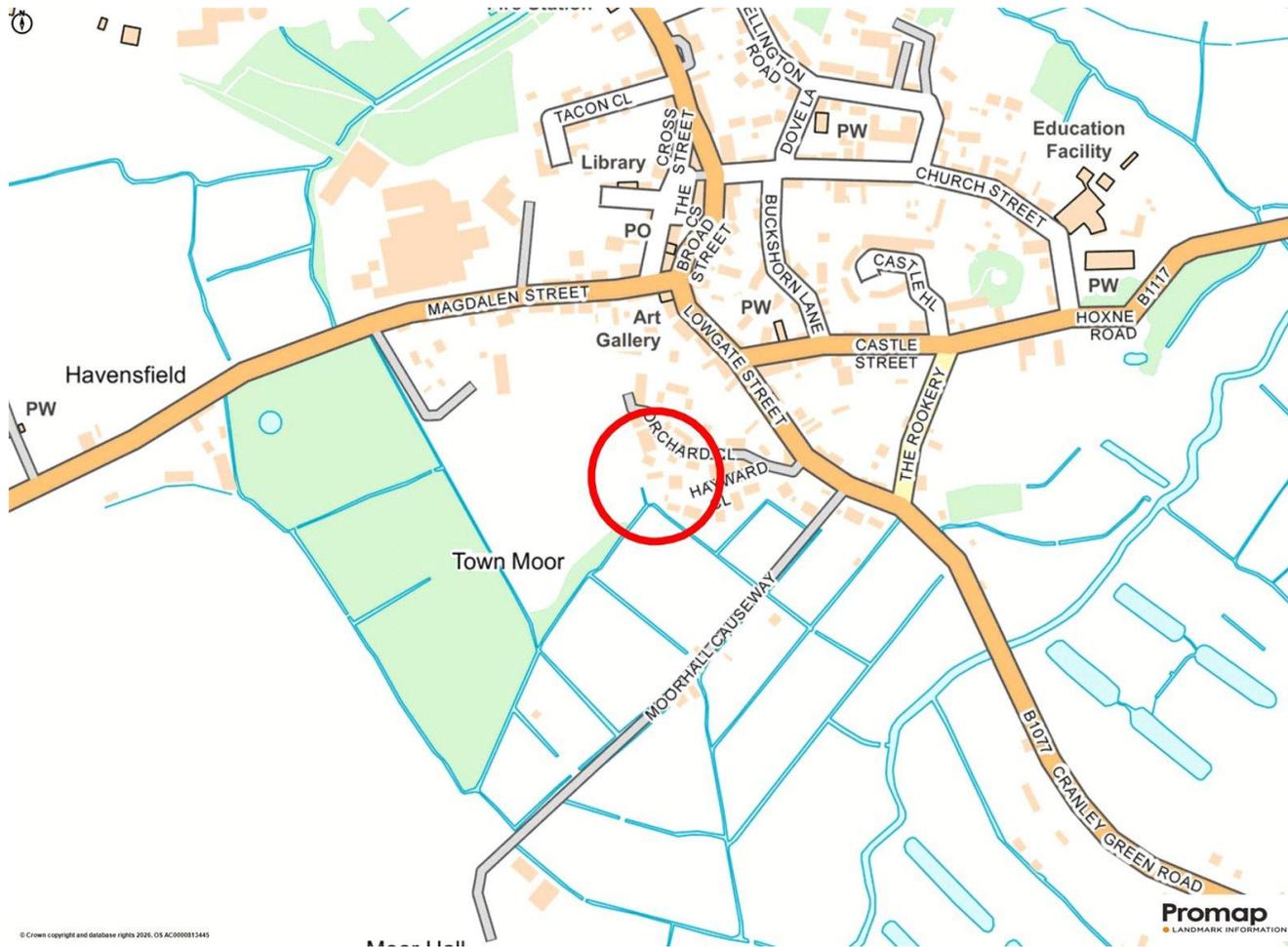
**Tenure & Possession:** The property is for sale freehold with vacant possession upon completion.

**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

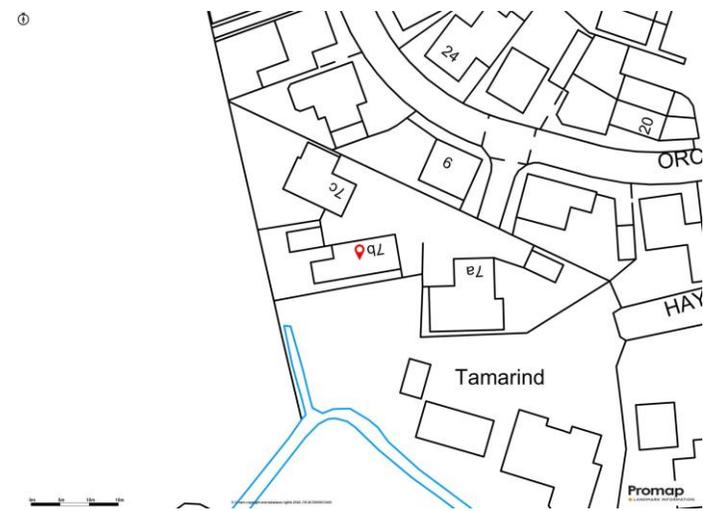
**Directions**

Orchard Close is easily found whether on foot or by car. Proceed downhill along Lowgate Street (the main through town road). At the bottom of the hill turn right directly into Orchard Close. Follow the brick laid Private Road turning left between Nos. 7&9 towards a brick bungalow. No.7B will be seen to the right.



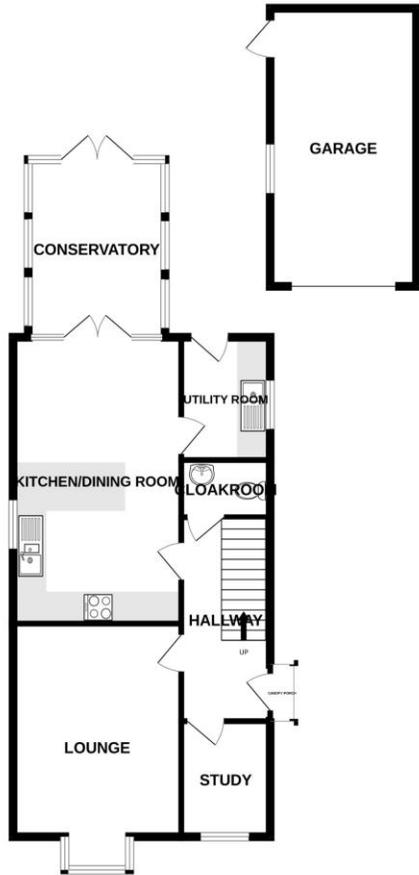
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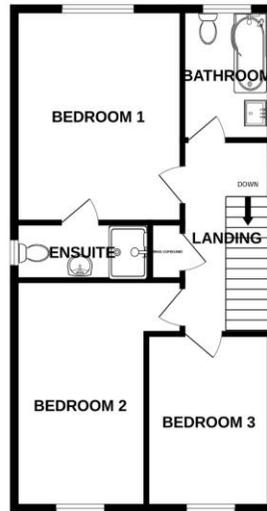


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
910 sq.ft. (84.6 sq.m.) approx.



1ST FLOOR  
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA: 1504 sq.ft. (139.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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