



Daniel Gardens, Eye

Harrison Edge
Estate Agents

A very nice example of a SEMI DETACHED 2 BEDROOM BUNGALOW within a sought after and well respected development of homes for those over the age of 55. Beautifully maintained since new, this END OF CHAIN property can be found on the favoured 'town side' enjoying a leafy backdrop of good distance.

- Bungalow
- 2 Bedrooms

- Covered parking
- No Onward Chain

- Owned since new in 2001
- For those over 55 years.

Location

Daniel Gardens can be found towards the bottom of Castleton Way, just before the Health Centre, Bus Shelter and facilities on the Hospital site namely Eye Police Station, Allied Health, Hartismere Place and Michael Burke Centre. A footpath leads into town via Lambseth Street passing the historic crinkle crinkle wall en route to the various shops and services. No.3 sits behind the townhouses fronting the road and therefore benefits not only from no passing traffic but an outlook towards the delightful communal gardens. Equally, the rear outlook is leafy and one of good distance towards the grounds of Chandos Lodge the former home of Royal Ballet Choreographer Sir Frederick Ashton and Delta Lodge, a contemporary single storey property.

Description

3 Daniel Gardens is a single storey semi detached bungalow within a well regarded collection of homes for those over the age of 55. Built towards the end of the last century, these established homes have become sought after and are invariably well maintained and improved. This particular example has been owned since new and been a much loved home. The neat, well kept exterior matches the interior with the kitchen having been refitted, decoration particularly well maintained along with floor coverings. The original design incorporated good built-in storage to include two hall cupboards and double wardrobes within the master bedroom. Windows are of course double glazed and central heating provided by a Worcester Greenstar boiler which to date has been serviced and maintained by British Gas.

Entrance Hall: The panel outer door leads to a long central hall serving the interior. Doors lead off to the various spaces within. Two built-in cupboards provide usual storage along with a drop down hatch providing access to the roof space, complete with ladder and light. Window to the front side. Single radiator with thermostatic valve. Central heating thermostat. Coved.

Lounge: 15'9" x 12'2" (4.8m x 3.7m)

A well proportioned space with four section window to the rear along with a half glazed door leading out to the rear garden. A focal point electric fire adorns one wall and provides not only warmth but a visual feature. Double radiator with thermostatic valve. Television and telephone points etc. Coved.

Kitchen: 9'8" x 7'10" (2.95m x 2.4m)

Refitted with an attractive range of units along two walls and incorporating worksurfaces extending above cupboard and drawer storage options. These include two pull-out wicker baskets and full height racking. Plumbing for washing machine, upright fridge freezer space along with Indesit single oven plus Indesit four ring hob with brushed steel chimneyhood above. Worcester Greenstar gas fired boiler serves domestic hot water and radiators. Two 'bookending' full height cupboards to the internal wall and two single wall cupboards to the front wall. A window above the very well maintained ceramic sink, provides a good outlook to the communal gardens. A half glazed door leads outside.

Bedroom 1: 11'5" x 11'4" (3.48m x 3.45m)

With built-in double wardrobe cupboard. Coved. Television and telephone points. Double radiator with thermostatic valve. A window provides a nice outlook to the rear.

Bedroom 2: 8'1" x 6'11" (2.46m x 2.1m)

With window to the front elevation and outlook to the communal gardens. Double radiator with thermostatic valve.

Shower Room: A very comfortable size and fitted with a well maintained suite comprising vanity wash basin with integrated cupboards below plus low level wc alongside. Corner shower enclosure. Light/shaver unit. Vertical stainless steel finish railed radiator. Extractor fan. Coved. Fully tiled walls.

Gardens, Grounds & Parking: The properties at Daniel Gardens are designed around a central communal garden which since its creation has become a delightful well maintained space. A pergola stands as a central feature and contains benches for quiet enjoyment amongst the well stocked beds. No.3 is ideally situated on the eastern side with the double benefit of looking onto the central garden but also a leafy backdrop with some distance rather than towards the Hospital/Health Centre side. Furthermore, alongside is a foot gate and pathway leading to and from Castleton Way and the 'shortcut' to the town footpath. It is here a further garden space is now well established and acts as another quiet spot to sit and enjoy some outside space. The properties own garden has side access, paved patio and gravel low maintenance central space. The developers, Anglia Secure Homes, provided 15 covered parking spaces, one for each property, to be used on a first come first served basis.

Agents Note: The development is coordinated by the Daniel Gardens Management Company of which each resident holds one Share. The current Annual Service Charge is £400 from 1st January each year to 31st December and can be paid in two 6 monthly instalments if preferred..

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.

Identification 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.

Postal Address: 3 Daniel Gardens, Eye, IP23 7BQ

Local Authority: Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich IP1 2BX. Telephone: 0300 123 4000

Council Tax Band: The property has been placed in Tax Band B.

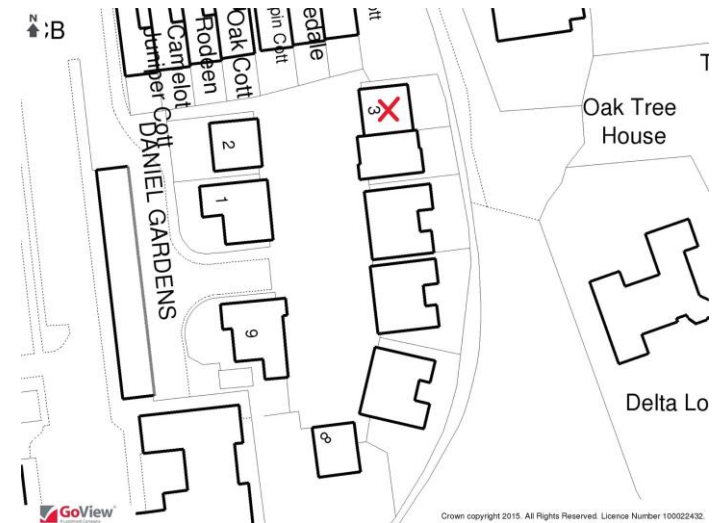
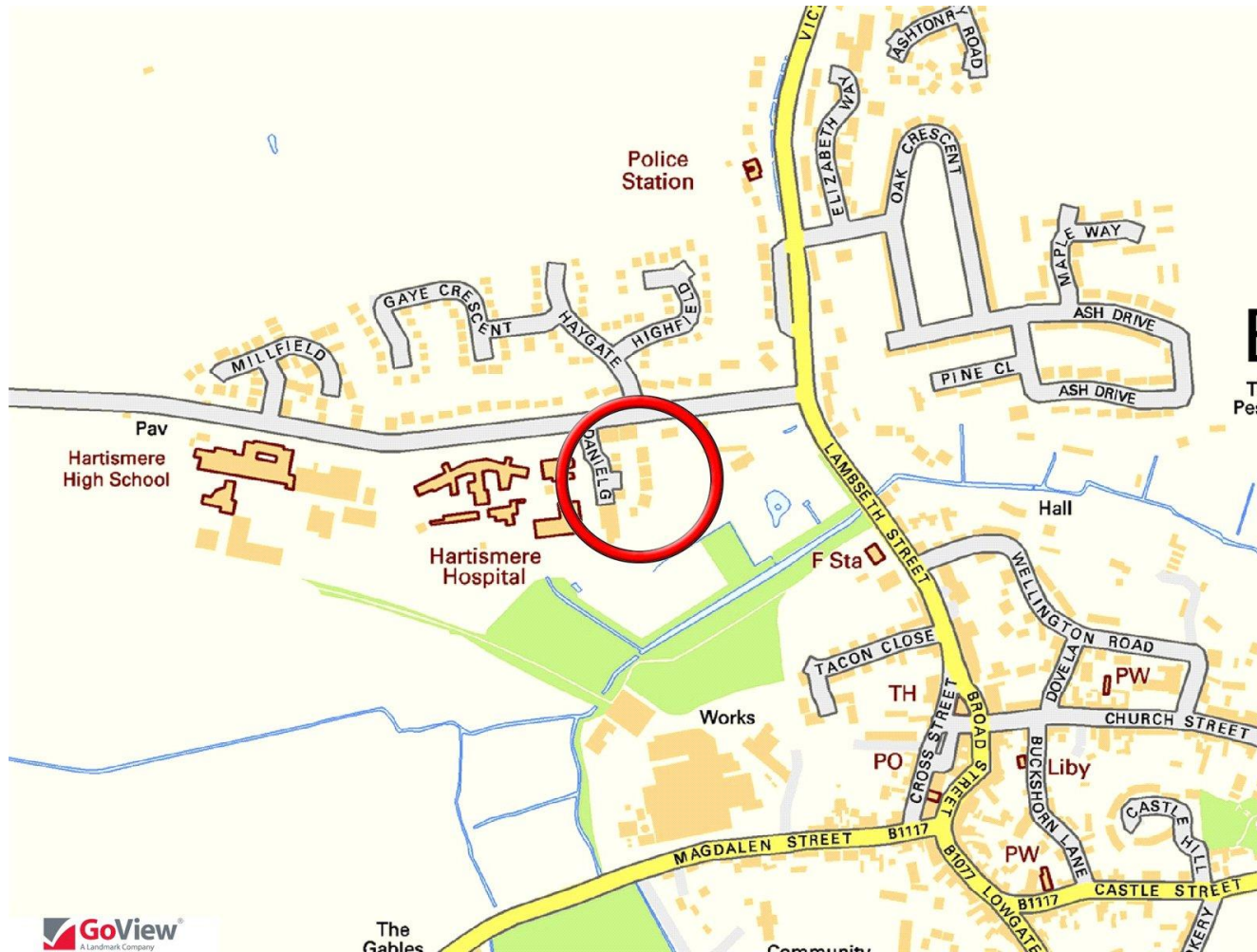
Tenure & Possession: The property is for sale Freehold with vacant possession upon completion.

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

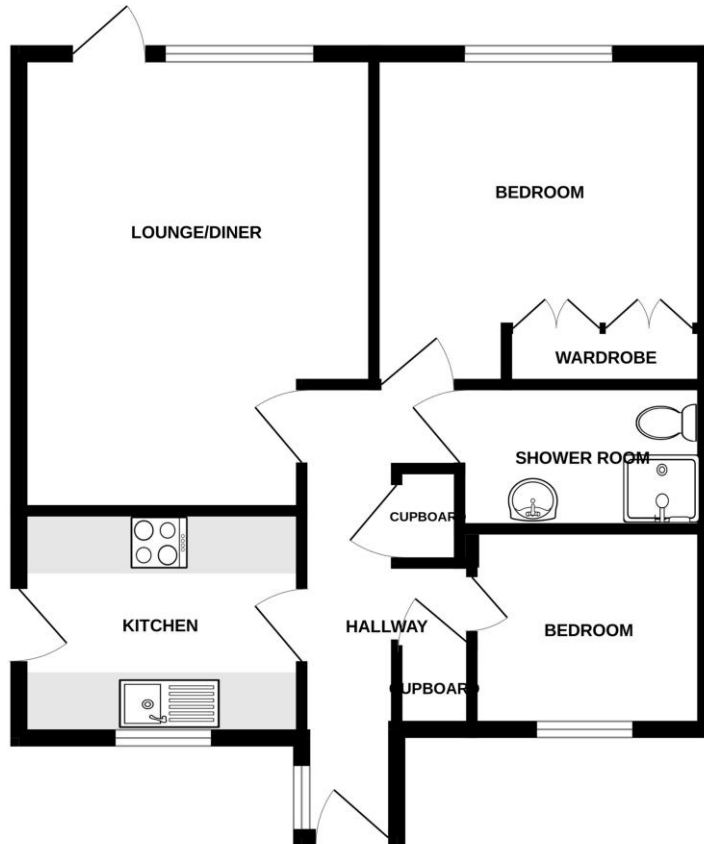
Directions

Daniel Gardens is easily found whether driving in from the A140 at the Yaxley roundabout or from the town centre. From the town, pass the Town Hall on the left and turn left at the end of the crinkle-crankle wall directly into Castleton Way. Daniel Gardens in on left immediately before the Health Centre and Bus Stop.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	75 C
39-54	E		
21-38	F		
1-20	G		

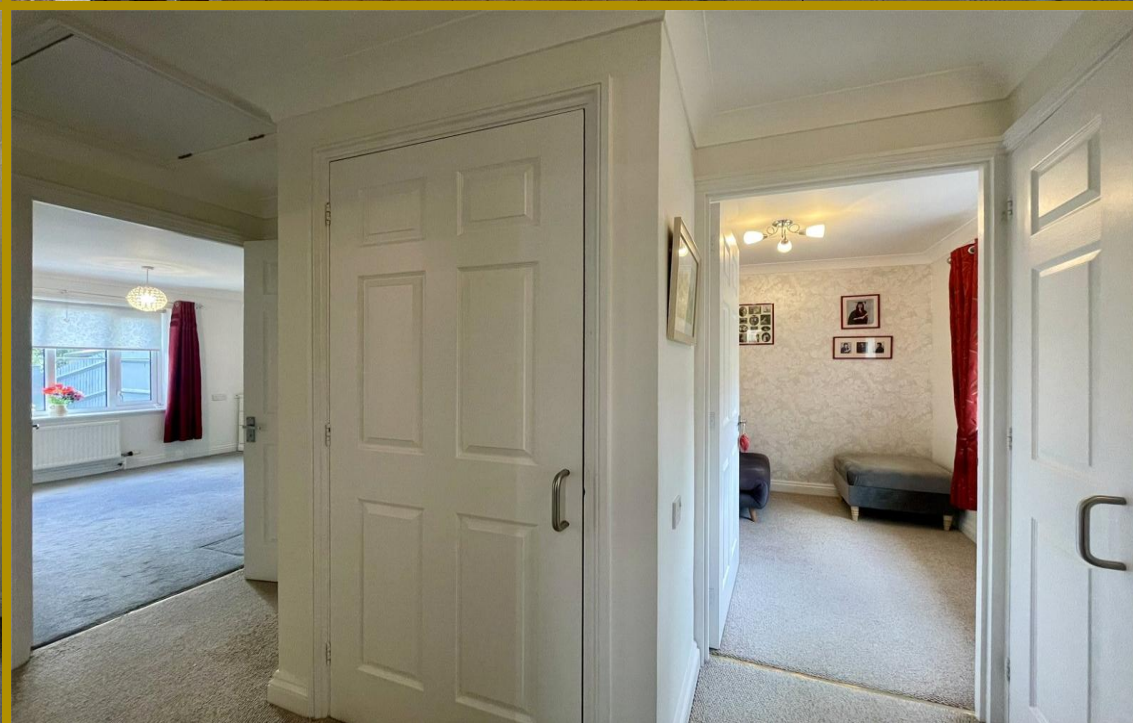
GROUND FLOOR
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA: 567 sq.ft. (52.7 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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