



Victoria Hill, Eye, Suffolk

Harrison Edge
Estate Agents

Situated at the end of a small cul de sac of just five properties, lies this handsome detached house with double garage. Owned since new and beautifully kept since 2010, this well proportioned family house is a 'cut above'.

- 4 Bedrooms
- Bathroom & En Suite
- Double Garage
- Expansive driveway parking
- Gas radiator heating
- Double glazed windows

Location

39 Victoria Hill is tucked away off the road within a small cul de sac of just five properties, all of a certain quality and different to one another. Standing proudly at the back of the Private Road, the house is approached across a sizeable parking area between it and the double garage. Beyond it should be noted in time, Castleton Grange will expand towards the rear, the expectation being of bungalows up to a designated buffer/exclusion zone. Being towards the top of Victoria Hill residents are close to a variety of Public Footpaths extending across the towns surrounding countryside along with kerbed footpaths leading directly into town. A Bus Stop is also close to the entrance to the cul de sac along with one across the road for any return journey. Eye is well served and in many respects self-sufficient with facilities which appeal to all age groups. Nursery, Primary, High and Sixth Form education is in the town and fee paying schools pick up and drop off from the town centre, namely Framlingham College and Woodbridge School.

Description

Owned since new, this particularly well maintained detached house offers much to commend it. Handsome Georgian symmetry jumps from the front elevation complete with a similarly designed 'lead' canopy porch. Red brick catches the sun light perfectly and balanced sash type windows add further style and character. Not immediately apparent is the double garage which sits just to the front of the plot on the left separated from the house by its own brick paved parking area which is capable of accommodating a number of vehicles. Internally, the accommodation was modified from the original drawings upon initial purchase to increase the size of the hallway which now

offers light and space on arrival. Two good sized reception rooms, the lounge particularly being of extra proportion to the usual, combine with a large kitchen breakfast room arrangement at the rear. A useful glazed 'lobby' at the rear, added by the current owners in 2010, leads out to the garden. Upstairs, four bedrooms, good storage and both bathroom and en suite, combine to add further to the overall appeal of this superior house.

Reception Hall: Having passed through the classic Georgian style porch, the outer door opens to a welcoming hallway stretching the entire depth of this main section. Stairs at one side rise to the first floor and a door alongside leads through the main reception room. This space opens out towards the rear (8'8 x 7'3) creating a viable space, originally intended as a Study. A window provides an outlook to the garden. Oak boards extend through here and into the Dining Room. Beneath stairs sits a cupboard. Single radiator with thermostatic valve.

Cloakroom: Fitted with a suite comprising pedestal wash basin and low level wc. Single radiator with thermostatic valve. Window to the front.

Lounge: 17'11" x 13'1" (5.46m x 4m)

A lovely sized, oak floored room, of better proportion than many and featuring an inglenook style fireplace complete with gas log effect fire set on a pamment hearth, brick surround and traditional bressummer beam. 2 double wall light points. French windows, with glazed side panels, open to the rear garden plus a

sash type window provides an outlook to the front. One double and one single radiator each with thermostatic valve.

Dining Room: 13'1" x 10'2" (4m x 3.1m)

A further oak floored room with sash type window to the front elevation. Single radiator with thermostatic valve.

Kitchen Breakfast Room: 22' x 14'2" (6.7m x 4.32m)

narrowing to 8'9 (2.67m). A lovely roomy space nicely laid out shapewise to allow for an ideal table and chair area with neighbouring dresser type units. A window provides natural light from the right hand side of the house. In addition to a built in broom/hover/ironing board cupboard, the matching units extend down the long wall providing worktop, a mix of cupboard and drawer storage including pan drawers and 'magic corners' plus accommodates a Rangemaster 110 cooker with matching chimney hood. Integrated appliances include: dishwasher, fridge, freezer, microwave, 2nd fridge and water softener. A single drainer sink unit with drainer bowl and mixer tap sits beneath a well positioned window providing an outlook to the garden and patio. Rather than oak in a kitchen setting, tiles are laid throughout and extend into the adjoining Utility Room.

Utility Room: 8'5" x 5' (2.57m x 1.52m)

Fitted with further worktop and units to match those within the kitchen. Plus, space for both washing machine and tumble drier is provided with plumbing in situ. Wall mounted Worcester gas fired boiler supplies domestic hot water and radiators. A part glazed door leads to the outside.

Rear Lobby: *6'7" x 5' (2m x 1.52m)*

A useful space and ideal 'buffer' for muddy paws and boots. Glazed on three sides including outer door and constructed from PVCu double glazed framing set on brickwork and with tiled roof. Double outside power socket.

First Floor Landing: Stretching across the centre of the upstairs and featuring a window which can be enjoyed as one comes up the stairs as it gives a view towards what is referred to locally as 'the Airfield'. Built-in airing cupboard.

Bedroom 1: *14'6" x 14'3" (4.42m x 4.34m)*

A lovely large main bedroom with double aspect windows rear and garden side plus a bank of wardrobes along one wall. Matching chest of drawers and dressing table. Single radiator with thermostatic valve. Telephone point.

En Suite Shower Room: Fitted with a Porcelanosa vanity wash basin with cupboard beneath, low level wc and large tiled shower enclosure with monsoon shower head. Vertical railed radiator with thermostatic valve.

Bedroom 2: *13' x 11'8" (3.96m x 3.56m)*

Yet more useful storage by way of two built-in wardrobes. Sash type window to the front elevation. Single radiator with thermostatic valve.

Bedroom 3: *13'2" x 10'1" (4.01m x 3.07m)*

Excluding door recess. With yet more storage provided by a built-in cupboard. A sash type window provides an outlook to the front. Single radiator with thermostatic valve.

Bedroom 4: *9'5" x 7'6" (2.87m x 2.29m)*

Fitted with a second bank of wardrobes along one wall and stretching wall to ceiling plus matching chest of drawers and dressing table use surface. Window to the rear. Single radiator with thermostatic valve.

Bathroom: A roomy bathroom with suite comprising corner whirlpool bath, pedestal wash basin, low level wc and large quadrant shower enclosure with Mira Select shower. Vertical railed radiator. Sash type window to the front elevation.

Gardens & Grounds: Towards the end of the cul de sac, one swings around to the left to where No.39 will be found. The driveway sweeps around 180 degrees to the DOUBLE GARAGE which adjoins the neighbouring house. The garage measures internally 18'10 x 17'4 (5.76m x 5.29m) and has twin up and over doors and both power and light connected. A side gate leads around to the right hand side where can enjoy the boundary relationship with No.41 which is wonderfully maintained woven hazel. The side gate leads alongside the house to a very neatly and well organised 'utility' area including bin storage and a wall store. The plot is an irregular shape with an angled rear boundary along quite a distance. The well hedged rear, in beech is a good backdrop to the garden affording privacy and between and the house is a mixture of lawn, Indian sandstone paving and planted areas making for a very pleasant spot indeed complemented by outside lighting. Outside tap.

Sevices: 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: 39 Victoria Hill, Eye, IP23 7HJ

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 E.

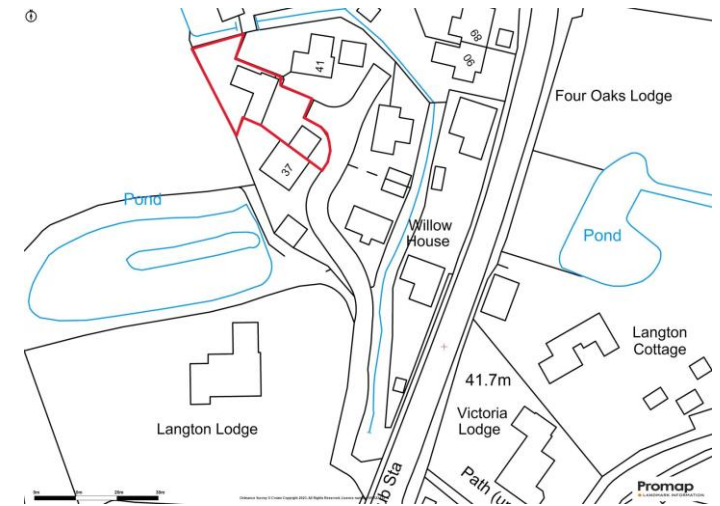
Tenure & Possession: The property is for sale freehold with vacant possession upon completion.

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

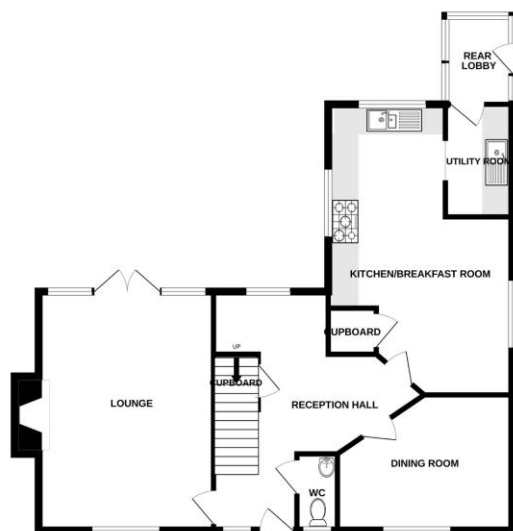
Viewing: By prior telephone appointment with the vendors agent Harrison Edge T: +44 (0)1379 871 563

Directions

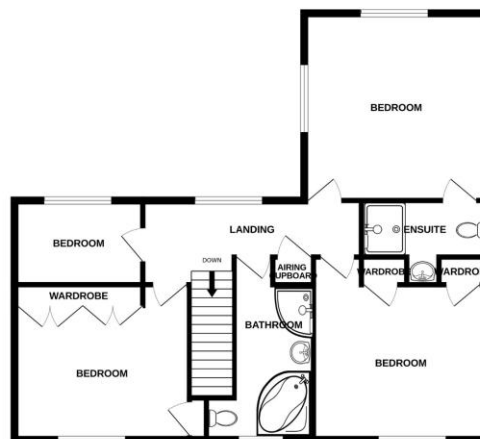
Leaving the town centre behind you, from the Town Hall, carry on along past the Fire Station and famous crinkle crinkle wall uphill onto Victoria Hill. The entrance to the cul de sac is on the left just opposite the turn into Century Road. A For Sale Board will be positioned alongside the access.



GROUND FLOOR
863 sq.ft. (80.1 sq.m.) approx.



1ST FLOOR
832 sq.ft. (77.3 sq.m.) approx.



TOTAL FLOOR AREA: 1695 sq.ft. (157.5 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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