



Plot 4

Dove Lane | Eye | IP23 7BA

Guide Price £450,000

twgaze

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Spacious, BRAND NEW built 4 bedroom house set on an exclusive, small development of four houses in the historic town of Eye.

- Brand new build
- Within the heart of Eye
- Just a couple of minutes walk from the shops

Full Description

Location This small development of 3 properties enjoys an enviable position in Eye being walking distance to the town centre. The town is steeped in history and provides an interesting range of local shops and a wide array of social and medical facilities. Hartismere High School offers secondary education to sixth form level and is highly regarded, achieving an 'Outstanding' Ofsted rating in November 2014. The town is also well located for access to the A140 just a mile or so away providing a direct route to Norwich and Ipswich, both around 25 miles distant. Just across the county border into Norfolk is the thriving market town of Diss providing local and national shopping, sporting and leisure facilities including an 18 hole golf course and driving range. There is a mainline rail station at Diss providing regular intercity services to Norwich (20 minutes), Ipswich (23 minutes) and London Liverpool Street (around 90 minutes). The renowned





Suffolk Heritage Coast around Southwold is within 40 minutes or so by car.

Property Danny Ward has been building houses in Norfolk and Suffolk for many years and has an excellent reputation for quality and after care. His style of house complements the traditional architecture of the region and they are designed with the family in mind. The quality of fittings is to a high standard with features such as the granite window sills and underfloor heating as well as the stylish kitchen and bathrooms which are a blend of traditional and modern. The internal layout has been designed to maximise the living space with a large lounge with a wood burner and spacious open plan Kitchen/dining room. Separate utility/ boot room is provided within the property with external door, an essential for modern day living. Plot 4 has a spacious principle bedroom with en-suite shower room and useful built in wardrobes. There are three further bedrooms and a family bathroom accessed of a light and spacious gallery landing.

Outside

Plot 4 offers a generous garden laid to lawn with a large sandstone patio easily large enough for entertaining in the summer months and is accessed from multiple points at the rear of the house. There is a linked single garage with a useful door accessing the rear garden. Additional parking for a least two cars is available immediately in front of the property.

Services

Mains water , drainage and electricity are connected to the property an eco friendly air source heat pump powers the underfloor heating and hot water.

How to get there:

What3words: ///monument.factoring.purely

Viewing

Strictly by appointment by TWGaze

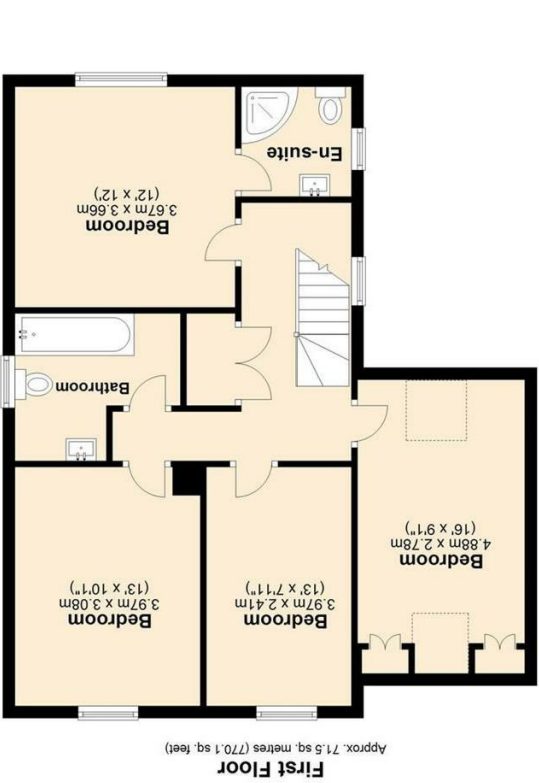
Freehold

Council tax band: TBC (Not yet available on .Gov website)

Ref: 2/19396/KH



Energy Efficiency Rating	
Current	Potential
<p>EU Directive 2002/91/EC</p> <p>Not energy efficient - higher running costs</p> <p>Very energy efficient - lower running costs</p>	
A	A
B	B
C	C
D	D
E	E
F	F
G	G



Total area: approx. 155.1 sq. metres (1669.3 sq. feet)

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