



ipswich & suffolk



The Crossroads, Brome, Eye, IP23 8FD

Guide Price £550,000 Freehold



ipswich & suffolk estate agents
Part of the Your Ipswich Group

The Crossroads, Brome, Eye, IP23 8FD

SUMMARY

CHAIN FREE - A superior, modern executive detached family home offering generously proportioned, sumptuous accommodation finished to a luxury standard. Briefly comprising a spacious entrance reception, stylish contemporary kitchen and dining room with integrated appliances, generous sitting room with log burner, snug/office, utility room and cloakroom on the ground floor with landing, four comfortable bedrooms, en-suite shower room to principal bedroom and four-piece family bathroom. To the outside the property is nicely set back from the road by green frontages and sweeping driveways accessing four similar quality homes, with an ample private driveway leading to a detached double garage. The attractive rear garden is predominantly laid to lawn with an extended Indian Stone patio and thoughtfully stocked border beds promoting privacy. Ideally located on the edge of Brome within the picturesque town of Eye, conveniently lying between Ipswich and Norwich in a desirable semi-rural location, early viewing is highly recommended.

SHELTERED ENTRANCE

Composite front door to.

ENTRANCE RECEPTION

Under-floor heating, built-in cupboard, luxury vinyl tile flooring, inset ceiling lights, stairs rising to first floor, doors to.

KITCHEN AND DINING ROOM

11' 10" x 23' approx. (3.61m x 7.01m) Double glazed windows to side and rear, under-floor heating, an extensive range of stylish contemporary base and eye level fitted cupboard and drawer units with under unit courtesy lighting over quartz work surfaces, under mounted sink unit with cold filtered hot and cold mixer tap, twin built-in fan assisted ovens, inset electric induction hob with extractor chimney above, integrated double fridge-freezer and dish-washer, in cupboard recycling unit, luxury vinyl tile flooring, inset ceiling lights, double glazed side door to outside, double glazed French doors to rear opening out to patio.

SITTING ROOM

13' 2" x 18' 9" approx. (4.01m x 5.72m) Double glazed window to front, under-floor heating, open fireplace with cottage style log burner, broadband and television points, double glazed patio door opening to garden, inset ceiling lights.

SNUG/HOME OFFICE/FIFTH BEDROOM

11' 10" x 8' 2" approx. (3.61m x 2.49m) Double glazed window to front, under-floor heating, broadband and television points, luxury vinyl tile flooring, inset ceiling lights.

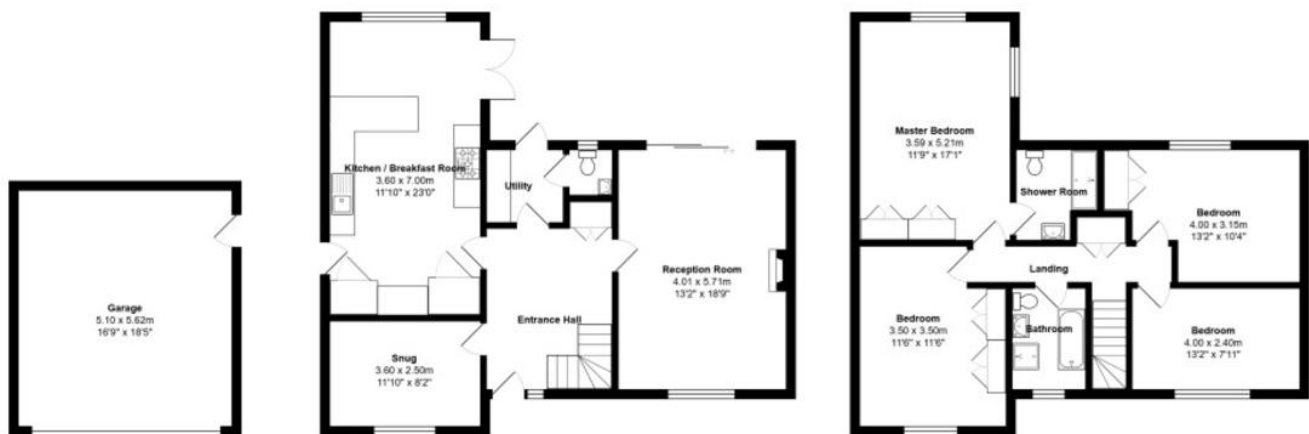
UTILITY ROOM

Under-floor heating, base and eye level fitted cupboard units, under unit courtesy lighting over quartz work surfaces, in cupboard water softener, under counter spaces for washing machine and tumble dryer, luxury vinyl tile flooring, inset ceiling lights, door to cloakroom.

CLOAKROOM

Double glazed window to rear, under-floor heating, mounted hand-wash basin with mixer tap and drawer unit under, low level WC, luxury vinyl tile flooring, inset ceiling lights.





STAIRS RISING TO FIRST FLOOR

LANDING

Built-in shelved airing cupboard housing hot water tank, radiator, loft access, inset ceiling lights, doors to.

PRINCIPAL BEDROOM

11' 9" x 17' 1" approx. (3.58m x 5.21m) Double glazed windows to side and rear, built-in twin double wardrobes, television point, door to en-suite.

EN-SUITE SHOWER ROOM

Obscured double glazed window to rear, chrome heated towel rail, walk-in double fixed head shower with separate rinser, mounted hand-wash basin with mixer tap and drawer unit under, low level WC, touch light mirror, luxury vinyl tile flooring, inset ceiling lights.

BEDROOM TWO

13' 2" x 10' 4" max. approx. (4.01m x 3.15m) Double glazed window to rear, radiator, built-in double wardrobe, television point.

BEDROOM THREE

11' 6" x 11' 6" approx. (3.51m x 3.51m) Double glazed window to front, radiator, built-in twin double wardrobes.

BEDROOM FOUR

13' 2" x 7' 11" approx. (4.01m x 2.41m) Double glazed window to front, radiator.

FAMILY BATHROOM

Obscure double glazed window to front, radiator, chrome heated towel rail, panelled bath with mixer tap and shower attachment, shower cubicle with fixed head shower and separate rinser, mounted hand-wash basin with mixer tap and drawer unit under, low level WC, touch light mirror, luxury vinyl tile flooring, inset ceiling lights.

OUTSIDE

To the outside the property is nicely set back from the road by green frontages and sweeping driveways accessing four similar quality homes, with an ample private driveway leading to a detached double garage, additional hard stand parking area, and gated pedestrian access to the rear garden. The attractive rear garden is predominantly laid to lawn with an extended Indian Stone patio, twin raised vegetable patches, patio privacy screens, beautifully stocked flower beds, and thoughtfully stocked border beds promoting developing natural privacy to the rear and secluding the garden from the business buildings behind. The air source heat pump is mounted on the patio to the rear of the house.

DETACHED DOUBLE GARAGE

16' 9" x 18' 5" approx. (5.11m x 5.61m) Electric remotely operated roller shutter entry door, pitched roof with loft space, mains power and lighting, personal door to garden.

MID SUFFOLK DISTRICT COUNCIL

Tax band E - Approximately £2,626.96 PA (2025-2026).

NEAREST SCHOOLS (.GOV ONLINE)

St Peter and St Paul C of E primary and Hartismere School secondary.

DIRECTIONS

Located between Ipswich and Norwich, head north-east along the A140 towards Norwich, at the Eye Road/Castleton intersecting roundabout, take the second exit and continue along the A140, at the roundabout, take the 2nd exit onto B1077, turn left, turn left onto Rectory Rd, turn right, turn left, the destination will be on the right.

BROADBAND AND MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

STAMP DUTY LAND TAX (SDLT)

On all property and land transactions, the buyer needs to be aware that there is potentially a stamp duty land tax amount to pay on their completed purchase.

The link below will take you to the government online calculator to assist you with working out the cost for this tax and if it is applicable to you.

www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro

DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

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Energy performance certificate (EPC)

The Crossroads Brone EYE IP23 8FD	Energy rating	Valid until:	7 July 2032
	B	Certificate number:	0380-3528-0130-2102-8875
Property type		Detached house	
Total floor area		156 square metres	



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

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