



## The Appletrees, Eye, IP23 7DY

**Guide Price £440,000**

Presented in an immaculate decorative order throughout, this spacious five bedroom detached house boasts over 1,600 sq ft of versatile living space, found within an individual, private and select close lying in a short stroll to the town centre and rural countryside. No onward chain.

- Garage
- Off-road parking
- 2 en-suites
- No onward chain
- Over 1,600 sq ft
- Council Tax Band E
- Freehold
- Energy Efficiency Rating C.





## Property Description

### Situation

Located in a tucked away position within a small private close comprising of just three other properties, this individually designed house is situated slightly to the south of the town and just a few minutes' walk from the many amenities and open rural countryside. The historic and thriving market town of Eye is situated within the beautiful countryside running through the Waveney Valley lying on the north Suffolk borders and offers an excellent range of day-to-day amenities and facilities with a lovely assortment of period and historic properties. The larger market town of Diss lies seven miles to the north and offers an extensive range of amenities and facilities along with a mainline railway station with regular direct services to London Liverpool Street and Norwich.

### Description

This property was individually designed and built 14 years ago of traditional brick and block cavity wall construction under a pitched clay tiled roof with colour wash rendered elevations. The house has sealed unit upvc double glazed windows and doors and is heated by a gas fired central heating boiler via radiators. Deceptive in size, the property offers an expanse of versatile living space in the region of 1,600 sq ft with the accommodation running over three floors and including a generously sized master bedroom and large luxury en-suite at second floor level. The property has been well maintained and cared for throughout and is presented in excellent decorative order and has well-proportioned rooms, all flooded by plenty of natural light.

### Externally

The property is set back within a small private close approached via a brick weave driveway leading up to the property and adjacent single garage (measuring 16' 11" x 8' 11" (5.18m x 2.72m) with electric up and over door to front, storage space within eaves and power/light connected). The main gardens are separated into two areas lying to either aspect of the property with a formal garden lying to the south and a raised decking area abutting the rear of the property creating an excellent space for alfresco dining overlooking the garden and summer house beyond. The north aspect gardens are slightly larger in size and being well established they offer a great deal of privacy.

The rooms are as follows:

**RECEPTION HALL:** 10' 4" x 10' 0" (3.15m x 3.05m) Access via solid oak door to front, LVT flooring flowing through, panelled doors giving access to the reception rooms, kitchen and wc. Stairs rising to first floor level.

**WC:** 3' 5" x 6' 4" (1.06m x 1.94m) Comprising of a low level wc and hand wash basin.

**RECEPTION ROOM ONE:** 21' 1" x 11' 1" (6.43m x 3.40m) A bright and spacious double aspect room found on the south side of the property with oak bi-folding doors opening onto the raised decking area and gardens beyond.

**RECEPTION ROOM TWO:** 10' 3" x 9' 9" (3.14m x 2.98m) A double aspect room found to the front of the property connecting to the kitchen area. LVT flooring.

**KITCHEN/BREAKFAST ROOM:** 10' 4" x 13' 5" (3.15m x 4.09m) With window to side and offering an extensive range of wall and floor units with granite work surfaces, one and a half bowl stainless steel sink with mixer tap, five ring gas hob with extractor above, Neff double oven, fitted dishwasher and fitted fridge/freezer.

**UTILITY:** 6' 5" x 6' 4" (1.96m x 1.95m) With upvc double glazed frosted door to rear, troll top work surfaces to side, inset stainless steel sink and space for white goods.

**FIRST FLOOR LEVEL - LANDING:** 2' 7" x 14' 0" (0.80m x 4.29m) Providing access to four of the five bedrooms, bathroom and stairs rising to second floor level. Built-in airing cupboard to side housing the pressurised megaflo cylinder.

**BATHROOM:** 5' 7" x 6' 8" (1.71m x 2.04m) Comprising of a modern suite with large walk-in shower with double headed unit above, low level wc and hand wash basin.

**BEDROOM TWO:** 10' 4" x 13' 5" (3.17m x 4.09m) With window to side being a large double bedroom having the luxury of en-suite facilities.

**EN-SUITE:** 4' 4" x 6' 9" (1.34m x 2.08m) With frosted window to rear comprising of a tiled shower cubicle, low level wc and hand wash basin.

**BEDROOM THREE:** 10' 4" x 9' 9" extending to 13' 5" (3.16m x 2.98m extending to 4.10m) A double aspect room with windows to the front and side, being a spacious double bedroom with alcove to side for storage space.

**BEDROOM FOUR:** 10' 4" x 11' 0" (3.16m x 3.37m) With window to the side aspect being a generous double bedroom with fitted storage units to side.

**BEDROOM FIVE:** 10' 3" narrowing to 6' 7" x 11' 1" narrowing to 7' 3" (3.14m narrowing to 2.02m x 3.40m narrowing to 2.23m) A double aspect room with windows to front and side. Although the smaller of the five bedrooms this is a generous size room suitable as a double bedroom or home office.

**SECOND FLOOR LEVEL - BEDROOM ONE:** 12' 0" x 25' 4" extending to 28' 0" into window bay (3.67m x 7.73m extending to 8.54m into window bay) A most impressive master bedroom with vaulted ceiling and an expanse of space with dressing area to side and stairs rising from first floor level, fitted storage units and the luxury of en-suite facilities.

**EN-SUITE:** 11' 5" x 5' 11" extending to 8' 7" (3.48m x 1.81m extending to 2.62m) With frosted window to side comprising double bath, built-in shower cubicle, his and hers sinks over vanity unit and low level wc.

**OUR REF:** 7837





## Viewing Arrangements

Strictly by appointment

## Contact Details

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Diss

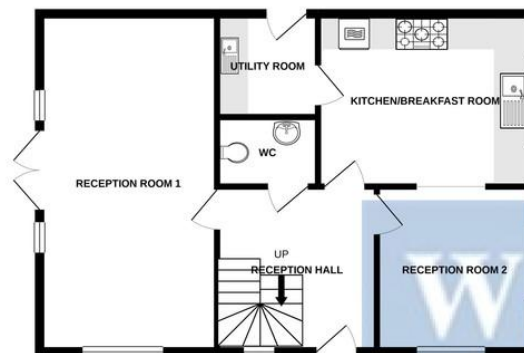
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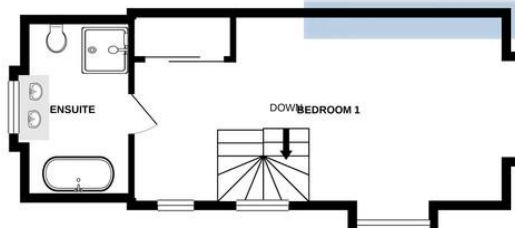
GROUND FLOOR  
652 sq.ft. (60.6 sq.m.) approx.



1ST FLOOR  
652 sq.ft. (60.6 sq.m.) approx.



2ND FLOOR  
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 1679 sq.ft. (156.0 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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