

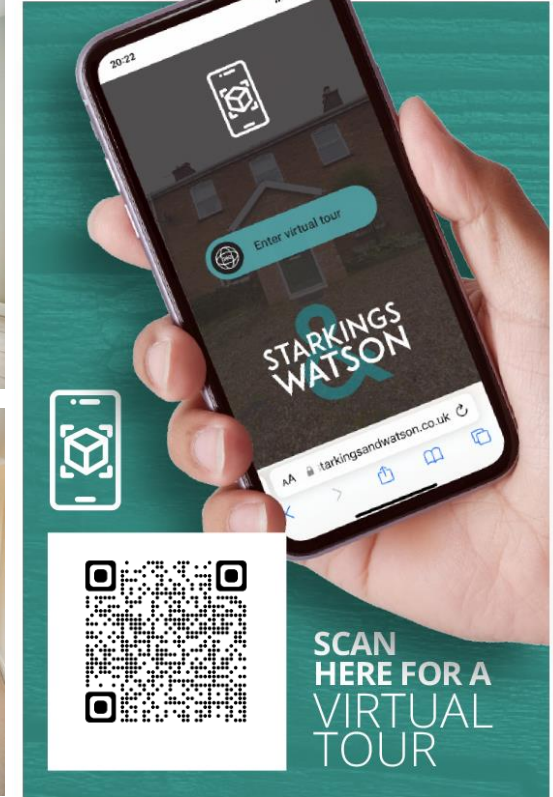
ORCHARD CLOSE

Eye IP23 7DW

Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336226

PROPERTY
TO LET



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**STARKINGS
&
WATSON**

- Family Townhouse
- Cul-De-Sac Position
- Spacious & Flexible Living Space
- Kitchen/Breakfast Room
- Three/Four Bedrooms
- Immaculately Presented
- Landscaped Rear Gardens
- Allocated Parking

This IMPRESSIVE FAMILY SIZED TOWNHOUSE is tucked away within a small development, and is within walking distance to amenities and schooling. The property has been WELL MAINTAINED and is IMMACULATEDLY PRESENTED throughout. Accommodation comprises ENTRANCE HALL, DINING/DOUBLE BEDROOM, CLOAKROOM and KITCHEN/BREAKFAST ROOM with door leading out on to the PRIVATE GARDENS. To the first floor the SITTING ROOM with JULIET BALCONY'S can be found, along with a DOUBLE BEDROOM. The second floor completes the accommodation with TWO further DOUBLE BEDROOMS with EN-SUITE to the master and a FAMILY BATHROOM. ALLOCATED PARKING is located to the front of the property whilst to the rear a LOW MAINTENANCE but INTERESTING LANDSCAPED garden can be found.

LOCATION

The property is located in Eye, a historic town offering an assortment of local shops and businesses. The local schooling is highly thought after with Nursery to High School ages catered for. Services include health centre, butchers, bakers, deli, supermarkets and chemist amongst others. The market town of Diss (approximately 5 miles away) offers an extensive range of further amenities. Diss also benefits from a mainline rail service which runs between the City of Norwich and London's Liverpool Street Station.

DIRECTIONS

You may wish to use your Sat-Nav (IP23 7DW), but to help you... Leave Diss via Victoria Road at the roundabout turn right on to

A140, at the next roundabout go straight ahead, take the second turning left to Eye, proceed into the town and through the centre, Orchard Close is situated on the right hand side, continue into the close and bear left where the property can be found on the right hand side, indicated by our To Let board.

The property is approached via a private road, with allocated parking for two vehicles, and access leads to the front door.

Obscure double glazed entrance door to:

ENTRANCE HALL

Tiled flooring, radiator, smooth coved ceiling, stairs to first floor landing, doors to:

DINING ROOM/BEDROOM

13' 2" x 9' 2" (4.01m x 2.79m) Fitted carpet, radiator, uPVC double glazed window to front, television point, smooth coved ceiling, built-in storage cupboard housing electric fuse box and shelving

CLOAKROOM

White two piece suite comprising low level W.C., pedestal hand wash basin with mixer tap, tiled splash backs, continued tiled flooring, radiator, smooth ceiling with recessed spotlighting, extractor fan.

KITCHEN/BREAKFAST ROOM

12' 4" x 11' 7" (3.76m x 3.53m) Fitted range of wall and base level units with complimentary rolled edge work surfaces and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, tiled splash-backs, inset six ring gas hob, range style electric double oven, extractor fan, glazed display units with lighting, cupboard housing gas fired central heating boiler, integrated fridge-freezer, dishwasher and washing machine, space for dining table, continued tiled flooring, radiator, uPVC double glazed window to rear, double glazed door to rear, smooth ceiling with recessed spotlighting.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator, wall lighting, smooth coved ceiling, stairs to second floor landing, doors to:



To arrange an accompanied viewing please call our Centralised Hub on **01603 336116**



SITTING ROOM

16' 11" x 12' 5" (5.16m x 3.78m) Feature electric coal effect fire set in decorative surround, fitted carpet, radiator, uPVC double glazed French Doors with 'Juliet' balcony x2, television and telephone point, smooth coved ceiling.

DOUBLE BEDROOM

12' 5" x 8' 10" (3.78m x 2.69m) Fitted carpet, radiator, uPVC double glazed window to rear x2, television and telephone point, smooth ceiling.

STAIRS TO SECOND FLOOR LANDING

Fitted carpet, smooth ceiling, airing cupboard housing hot water tank and shelving, doors to:

DOUBLE BEDROOM

12' 5" x 8' 10" (3.78m x 2.69m) Fitted carpet, radiator, uPVC double glazed window to rear x2, fitted wardrobes, smooth ceiling with loft access hatch.

FAMILY BATHROOM

White three piece suite comprising low level W.C., pedestal hand wash basin with mixer tap, panelled bath with mixer tap, and thermostatically controlled shower, tiled splash-backs, fitted carpet, smooth ceiling with recessed spot lighting, extractor fan, shaver point.

DOUBLE BEDROOM

12' 5" x 9' 11" (3.78m x 3.02m) Fitted carpet, radiator, uPVC double glazed window to front x2, fitted wardrobes, television and telephone point, door to:

ENSUITE

White three piece suite comprising low level W.C., pedestal hand wash basin with mixer tap, shower cubicle with thermostatically controlled shower, tiled splash-backs, fitted carpet, shaver point, extractor fan.

OUTSIDE REAR

The rear gardens have been thoughtfully landscaped and enjoy a sunny aspect with patio and decked areas. Raised areas of plants and shrubs can be enjoyed and outside lighting and water supply can be found. A pathway leads to the gated access to the front of the property and a timber shed and further storage area provides useful space.

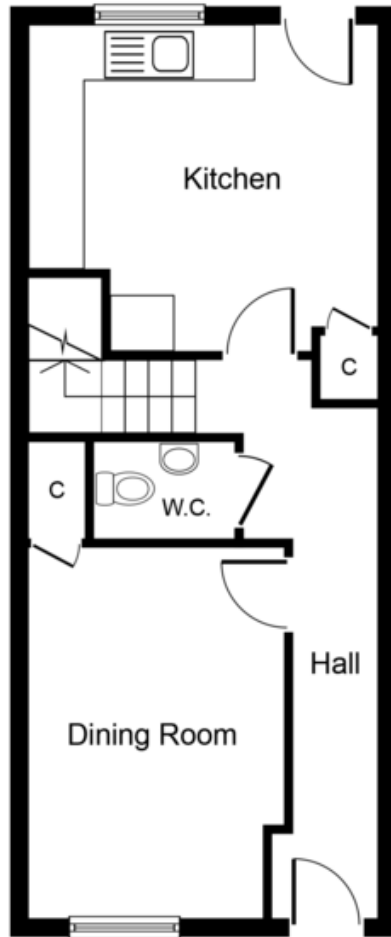
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Price:

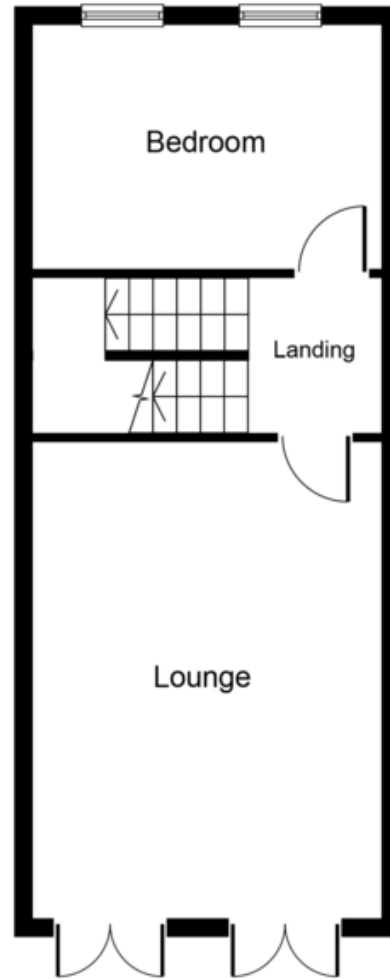


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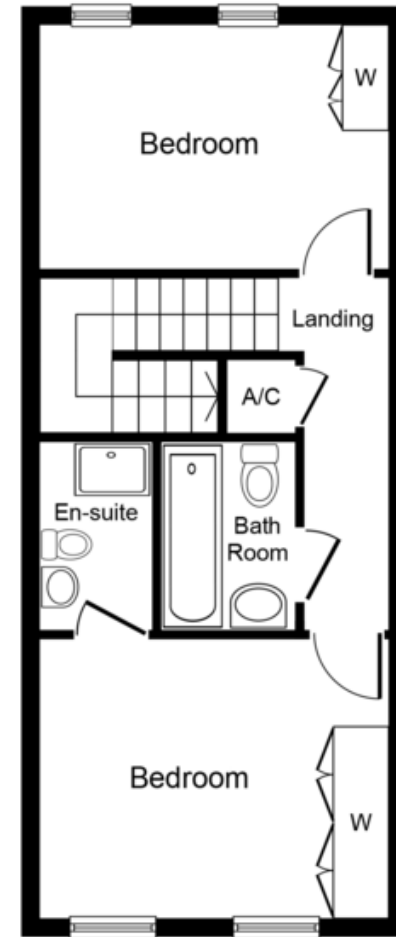
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Ground Floor
Approximate Floor Area
37.0 sq. m.
(398 sq. ft.)



First Floor
Approximate Floor Area
37.0 sq. m.
(398 sq. ft.)



Second Floor
Approximate Floor Area
37.0 sq. m.
(398 sq. ft.)