



Oak Crescent, Eye - IP23 7BY





## Oak Crescent

Eye

NO CHAIN! Located in a sought-after CUL-DE-SAC location, this STUNNING FOUR BEDROOM semi-detached house is a true gem not to be missed. With no chain complicating your purchase, this property has been completely transformed and BEAUTIFULLY PRESENTED is ready for its new owners to move straight in and start enjoying. A testament to modern living, the house has been beautifully renovated, offering over 1150 SQFT internally (stms). The heart of the home is the striking, modern OPEN PLAN KITCHEN/DINING ROOM, perfect for hosting gatherings complete with a high spec finish and a central island. Additional living spaces include a stylish sitting room, separate study, and utility room, providing the flexibility and convenience desired for a modern lifestyle. Sleeping quarters comprise FOUR BEDROOMS and TWO BATHROOMS over two floors, offering comfort and privacy to all inhabitants. The added convenience of DRIVEWAY PARKING to the front and newly INSTALLED MAINS SUPPLIED GAS FIRED CENTRAL HEATING as well as underfloor electric heating further enhance the appeal of this property.





To the rear, you will find a stunning and well kept enclosed garden offering a GOOD DEGREE OF PRIVACY & SECURITY, being South-West facing it provides plenty of sunshine throughout the day. Ideally located opposite GREEN SPACE with recently installed park equipment, football & basketball area, including easy access to well maintained dog walks in the local fields and close to the TOWN CENTRE, this residence seamlessly blends tranquillity with urban convenience.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain!
- Beautifully Renovated Throughout
- Over 1150 SQFT Internally (stms)
- Stunning Open Plan Kitchen/Dining Room
- Sitting Room, Study & Utility Room
- Four Bedrooms & Two Bathrooms Over Two Floors
- Generous & Private Well Kept Rear Gardens
- Driveway Parking To The Front
- Newly Installed Gas Fired Central Heating
- Well Located Opposite Green Space Close To Town Centre



The property is located in Eye, a historic town offering an assortment of local shops and businesses. The local schooling is highly thought of 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.

#### SETTING THE SCENE

Approached via the cul-de-sac opposite the green space you will find hard standing driveway parking suitable for three vehicles. From the driveway you will find a main entrance door to the front as well as a second entrance door into the playroom/bedroom.

#### THE GRAND TOUR

Entering via the main entrance door to the front you will find stairs to the first floor landing as well as understairs storage. To the left you will find the open plan kitchen/dining room which has been completely renovated and finished to a high spec. Having been completely re-fitted the kitchen now offers a modern range of wall and base level units with solid rolled edge worktops with matching splashbacks over as well as a central island unit housing an induction hob with extractor over. The kitchen also includes integrated double eye level oven and combi microwave, dishwasher and fridge/freezer. You will find underfloor heating alongside sparkling granite tiles and a dual aspect to front and rear. Also accessed off the hallway is the main sitting room offering a space for inset TV with hidden cables, inset electric fire and double doors onto the large decked terrace beyond. The sitting room leads into the rear lobby with access to the study room, playroom/bedroom as well as to the shower room and utility beyond. The shower room has been well fitted with a rainfall shower unit, w/c and sink unit and gives way to the utility space beyond with plumbing and space for white goods as well as further storage.

The room to the front is a flexible space which could be used as a playroom, reception or bedroom depending on preference. There is a door to the front driveway also. The study room to the rear of the house could be used as a garden room is required but provides the ideal spot for home working overlooking the garden. There is also a door leading out onto the rear terrace.

Heading up to the first floor landing There is plenty of natural light as well as thick carpets underfoot. To the front is a double bedroom with fitted storage. To the rear there is the main bedroom overlooking the garden with a smaller single bedroom adjacent. The family bathroom features a fully tiled, stylish finish with w/c and hand wash basin unit alongside a bath and rainfall shower over.

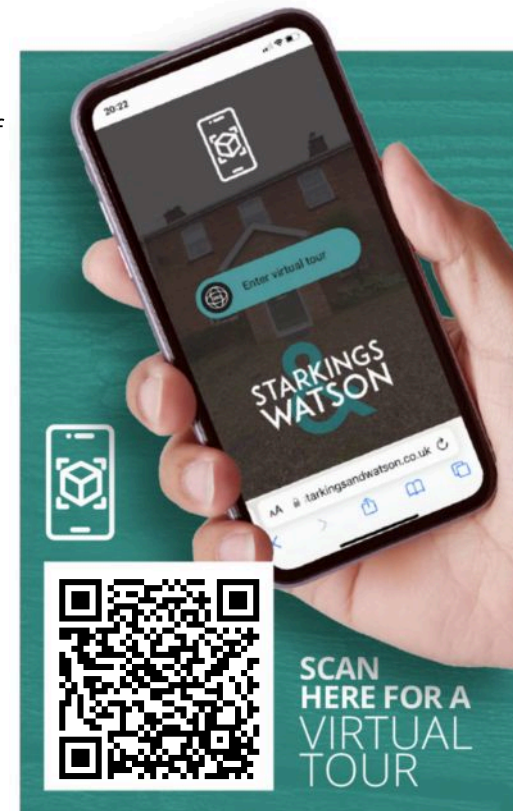
#### FIND US

Postcode : IP23 7BY

What3Words : ///equity.speared.stadium

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.







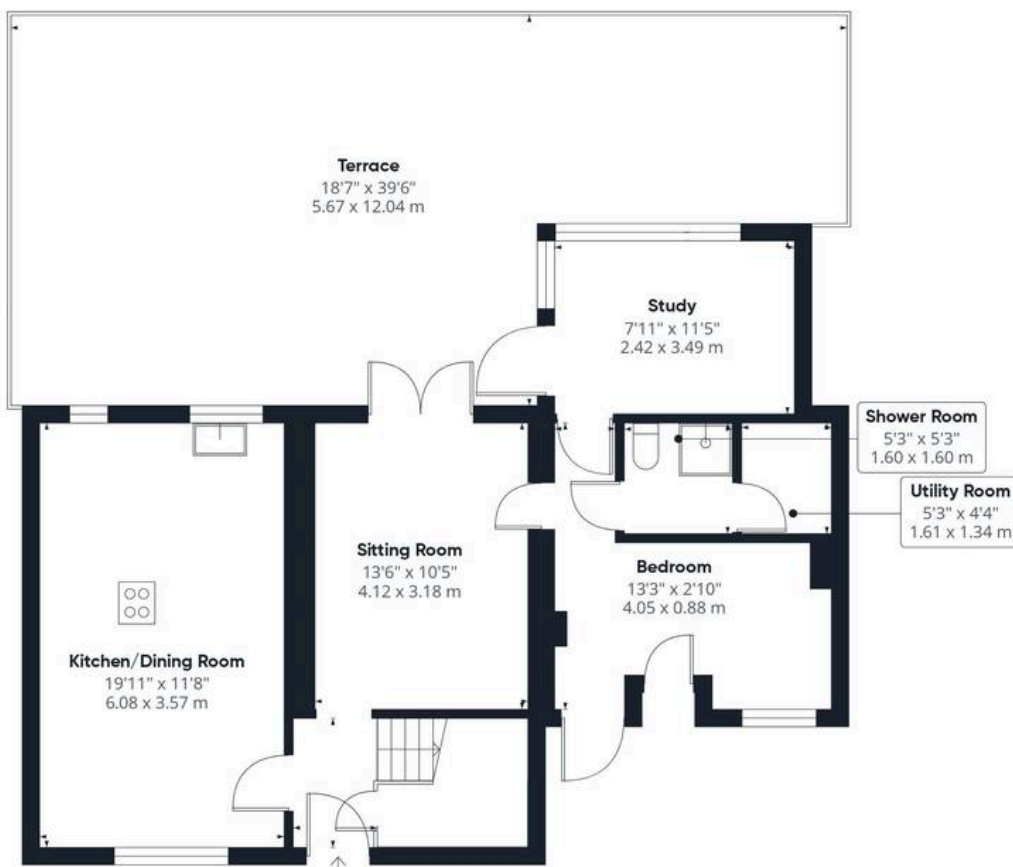




## THE GREAT OUTDOORS

The Impressive rear garden is bathed in sunshine most of the day as well as offering a good degree of privacy. The main section of garden is laid to lawn with a very well kept canvas for all the family to enjoy. Leading from the rear of the house there is a large decked area providing the ideal space for sitting and dining. A pathway leads from the decking down the end of the garden to the mains supplied timber built storage sheds with newly installed windows and outbuildings which would be suitable for an office. The garden is flanked by well kept planted borders containing a mixture of native and exotic species of trees and shrubs, with a separate bed for growing fruit and herbs for the kitchen, as well as timber fencing surrounding.





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1154 ft<sup>2</sup>

107.2 m<sup>2</sup>

**Balconies and terraces**

610 ft<sup>2</sup>

56.7 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**





## Starkings & Watson Hybrid Estate Agents

Unit 2 Carmel Works, Park Rd, Diss - IP22 4AS

01379 450950 • [diss@starkingsandwatson.co.uk](mailto:diss@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk/](http://starkingsandwatson.co.uk/)

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.