



Oak Lawn, Eye - IP23 7FG



5 Oak Lawn

Eye, Eye

Nestled in a QUIET CUL-DE-SAC setting, this stunning NEWLY BUILT TWO BEDROOM semi-detached house exudes modern charm and elegance. Boasting a newly built (less than two years old) construction, the property features a SOCIABLE OPEN PLAN layout that effortlessly blends style and functionality. The interior space encompasses an entrance hallway with W/C, Kitchen/Dining/Sitting Room as well as TWO SPACIOUS DOUBLE BEDROOMS and a Family Bathroom on the first floor. Whilst the interior is very nicely presented and well finished, the rear garden is a real selling point with a FULLY LANDSCAPED space providing space for outside entertaining and play. Additional features include DRIVEWAY PARKING to the side, SOLAR PANELS for energy efficiency, and an Electric Vehicle (EV) charge point for sustainable living convenience.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Two Bedroom Semi-Detached Home
- Newly Build & Less Than Two Years Old
- Cul-De-Sac Setting
- Open Plan Ground Floor Layout
- Two Double Bedrooms & Family Bathroom
- Fully Landscaped Rear Garden
- Driveway Parking
- Solar Panels & EV Charge Point

The property is located within a small cul-de-sac on the edge of 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.

IN SUMMARY

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SETTING THE SCENE

Approached via the small and quiet cul-de-sac there is a small front garden with the main entrance door to the front. The parking is found to the side of the house with off road parking for multiple vehicles as well as an EV charge point.

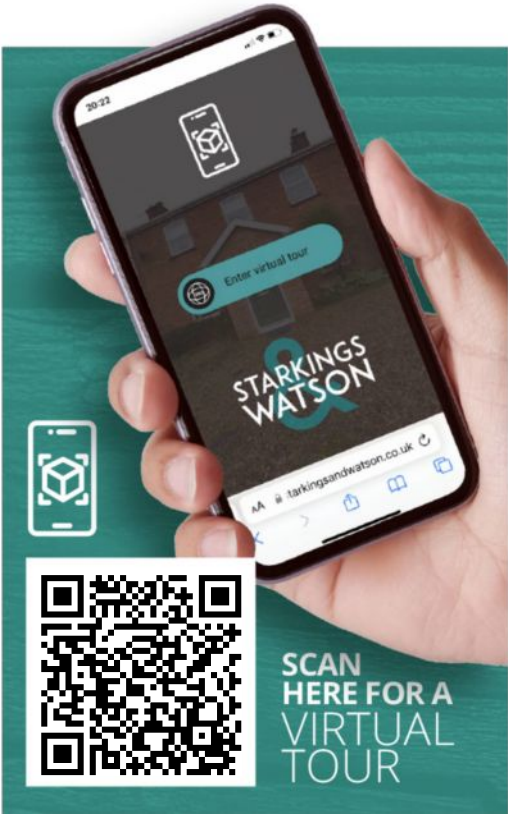
THE GRAND TOUR

Entering via the main entrance door to the front there is an entrance porch with a useful w/c as well as the door leading into the main open plan kitchen/reception



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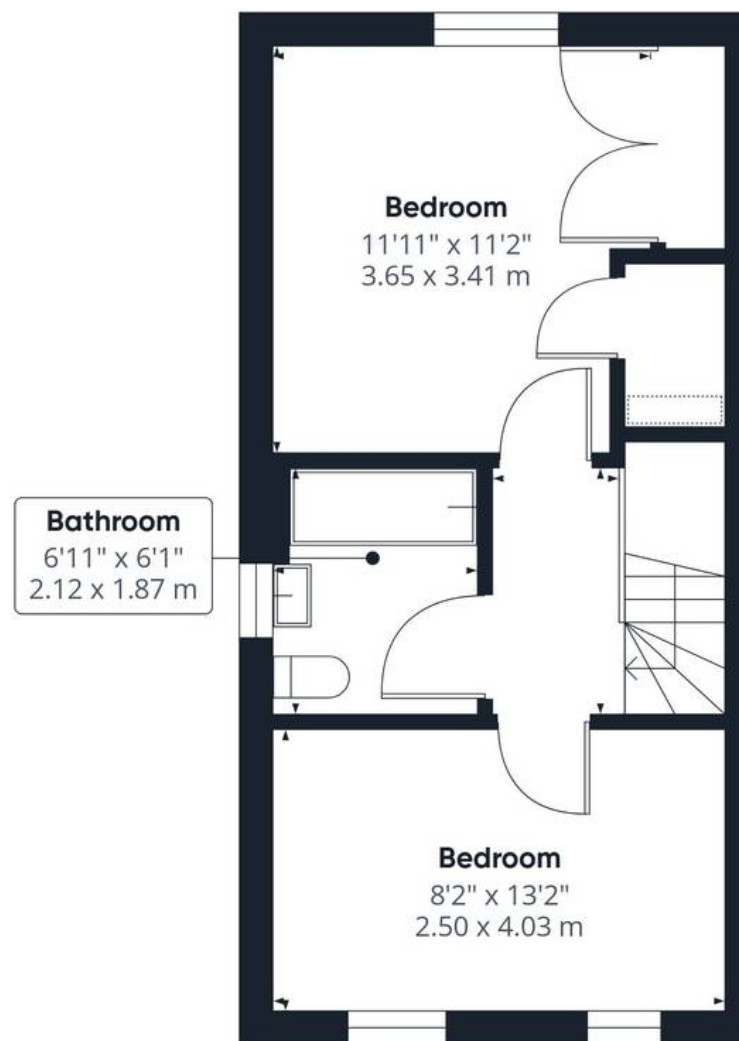
GARDEN

THE GREAT OUTDOORS The stunning rear garden has been beautifully landscaped by the current owner with an extended patio area and lawns as well as various planting borders. The garden is enclosed with timber fencing and provides a good degree of privacy with a greenhouse and shed for storage (both will be staying) as well as gated side access to the driveway.

DRIVEWAY

2 Parking Spaces





Floor 1

Approximate total area⁽¹⁾

699 ft²

64.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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