

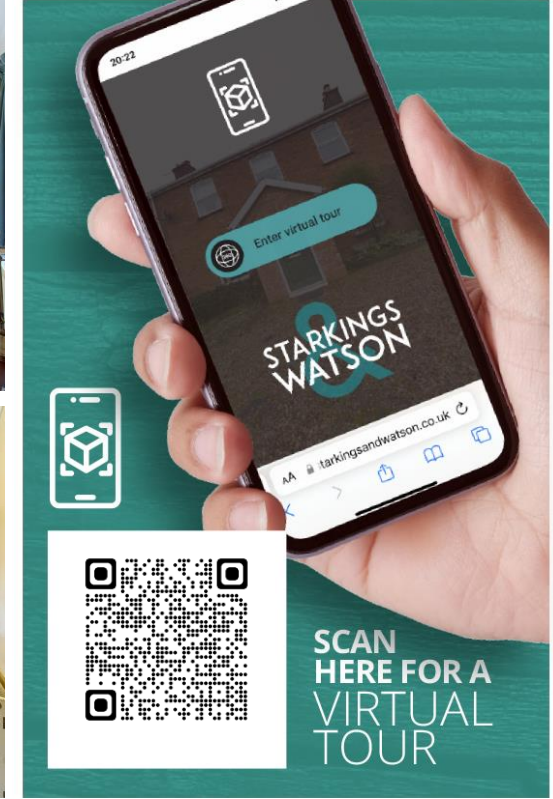
CASTLETON WAY

Eye IP23 7DE

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01379 450950

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PROPERTY



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**STARKINGS  
&  
WATSON**

- No Onward Chain
- Detached Home
- Popular Town Location
- Tucked Away on a Small Cul-De-Sac
- Sitting/Dining Room & Kitchen
- Three Ample Bedrooms
- Two Bathrooms & W/C
- Private Gardens, Driveway & Garage

#### IN SUMMARY

NO CHAIN! Found at the end of a SMALL and QUIET CUL-DE-SAC you will find this DETACHED HOME offering generous accommodation extending to almost 1050 SQ FT (stms). The property is empty and ready to be moved straight into and offers an entrance porch with access door to the INTEGRAL GARAGE. There is a large main sitting room leading through to the DINING ROOM with doors onto the rear garden. There is also a kitchen and a W/C to the rear of the house. Heading up to the first floor you will find THREE AMPLE BEDROOMS with some built in wardrobes, an EN-SUITE SHOWER ROOM to the main bedroom and a FAMILY BATHROOM. Externally you will find a PRIVATE ENCLOSED REAR GARDEN as well as DRIVEWAY PARKING to front and the INTEGRAL GARAGE. The house benefits from uPVC double glazing and GAS FIRED central heating.

#### SETTING THE SCENE

The property is approached via the cul-de-sac tucked away. To the front there is a front lawn and driveway parking on the hard standing area. To the front there

is access via the electric roller door to the integral single garage with the main entrance door to the front also which is partially covered, whilst gated access can be found to the side leading to the rear garden.

#### THE GRAND TOUR

Entering via the main entrance door there is a hallway with internal access to the garage. You will then find the main sitting room with stairs to the first floor landing and overlooking the frontage. The sitting room is semi-open plan to the dining room which opens straight onto the rear garden. The dining room provides access to the kitchen, which provides ample storage with rolled edge worktops over as well as space for freestanding fridge/freezer and washing machine. There is an integrated electric oven and hob over as well as fitted storage cupboard and access to the side garden. Off the kitchen is the ground floor w/c. Heading up to the first floor landing there is built in storage and access to the bedrooms. The first room is the family bathroom with bath. You will find two double bedrooms with fitted wardrobes with the main bedroom benefiting from an en-suite shower room, then there is a further double bedroom. The integral garage on the ground floor features power and light, wall mounted gas boiler and an electric roller door to the front.

#### THE GREAT OUTDOORS

The garden is fully enclosed with timber fencing surrounding. Within the garden you will find a large paved patio ideal for a table and chairs as well as



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lawned section which is flanked by mature planting borders and mature trees and shrubs. There is a timber shed, pergola and side gated access leading to the front.

#### OUT & ABOUT

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.

#### FIND US

Postcode : IP23 7DE

What3Words : ///aquatics.cafe.clotting

#### VIRTUAL TOUR

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

**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.

Price:



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GIRAFFE 360  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area<sup>m</sup>  
 1043.25 ft<sup>2</sup>  
 96.92 m<sup>2</sup>

