

9 Cross Street
Eye
IP23 7AB



ATTIK
CITY | COUNTRY | COAST

9 Cross Street

Guide Price £400,000

The versatile town house in the heart of town...

Cross House is a stunning Grade II listed property located right in the centre of Eye, surrounded by lovely old buildings. The exterior of the house is all red brick, with a four-storey layout including a cellar. As you approach the property, you'll notice a charming front garden with a private hedge, seating areas, and a sunny spot perfect for relaxation.

Entering through the side door, you'll find a spacious kitchen and breakfast room, complete with painted beams, an open fire, and plenty of space for dining. The house also features a versatile room off the kitchen that currently serves as a dog grooming parlour, with a glass roof, French doors leading to the lounge, and a door to Cross Street.

The dining room boasts exposed timbers, sash windows, a fireplace, and the front door leading to the front garden, while the cosy lounge features an exposed brick wall and a wood burner. Additionally, there is a generous cellar room that could be used as a studio, workshop, or home office.

Moving to the first floor, you'll find bedroom three, currently used as a reception room/office, a great-sized bathroom with a roll-top bath, traditional fittings, and a utility area to house a washing machine and a tumble dryer, and a deep storage cupboard. The second bedroom offers ample space and views, while the master suite on the second floor is a beautiful triple-aspect space with a dressing area and ensuite bathroom with a walk-in shower. The bedroom impresses with vaulted ceilings, painted timbers, and space for a Super King bed. The property is filled with character, including exposed timbers, fireplaces, and traditional features, making it a truly unique and charming home in the heart of Eye.

Agents notes...

A pre-recorded walkaround tour is available for this property

Council Tax Band D

Local Authority
Mid Suffolk

Council Tax Band D

EPC Rating



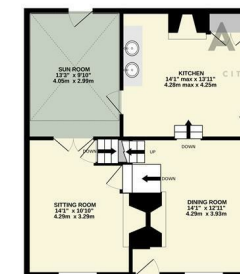
CELLAR
174 sq ft (16.1 sq m) approx.



2ND FLOOR
322 sq ft (29.9 sq m) approx.



GROUND FLOOR
654 sq ft (60.7 sq m) approx.



1ST FLOOR
400 sq ft (36.7 sq m) approx.



TOTAL FLOOR AREA: 1601 sq ft (148.7 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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