

3 Ludgate
Causeway
Eye
IP23 7NH



ATTIK
CITY | COUNTRY | COAST

3 Ludgate Causeway

Guide Price £375,000

The spacious 2 bedroom home with annexe

Nestled in a tranquil setting, 3 Ludgate Causeway presents a versatile, 2-bedroom detached home near the town of Eye, offering spacious accommodation to the main residence as well as a 1 bedroom self-contained annexe; with an abundance of scope to modernise or further develop (SSTP).

As you enter the main house from the front door, you will find the generous entrance porch, ideal for greeting guests and hanging coats. To the left is the main living accommodation, boasting a spacious dual-aspect lounge with a beautiful feature fireplace and space for plenty of furniture. From here you have access to both the kitchen and dining room. The dining room presents a generous space with scope for a multitude of uses and benefits from French doors to the garden onto a veranda-covered patio. There is also a separate home office from here, offering a versatile room that could be used as a home office, playroom, bedroom or more.

Into the kitchen/breakfast room you will find a spacious, bright area, with a range of fitted wall and base units offering scope to modernise and create your own culinary haven. Adjoining the kitchen you will find the utility room/lobby area. This room can be accessed via both the garden and kitchen, and provides internal access to the self-contained annexe.

To the first floor you'll find two well-proportioned double bedrooms, each with its own ensuite shower room, and plenty of room for double beds and an array of additional furniture.

The attached annexe is a versatile addition, accessible from both the main house and its own private entrance. This self-contained living space features a sizable double bedroom with bright French doors overlooking the garden, and neighbouring shower ensuite. An inner hallway then leads you to the open plan living room and kitchen, with separate shower room, offering excellent potential for use as a guest suite, accommodation for extended family, or even a rental opportunity.

Externally, as you approach the property, you are greeted by a spacious front garden, predominantly designed for low maintenance with a combination of concrete, paving, and gravel. The property features a large vehicular gate, as well as a pedestrian gate that leads towards the property. A separate workshop offers further utility, suitable for motorbikes, small vehicles or more, with various additional storage sheds providing ample space for gardening tools and equipment. You will also find a covered veranda outside the dining room making the perfect spot for al fresco dining.

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 E



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TOTAL FLOOR AREA: 1613 sq.ft. (149.8 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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