

3 Orchard Close
Eye
IP23 7DW



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3 Orchard Close

Guide Price £400,000

The spacious modern family home...

Nestled within a quiet, well-kept cul-de-sac, just a short stroll from the heart of Eye, 3 Orchard Close offers a beautifully presented and spacious modern home with a wonderfully private rear garden. This detached four-bedroom property enjoys a peaceful yet convenient position — only five minutes' walk from the town centre — while also offering effortless access to the surrounding countryside for those who enjoy leisurely walks and green space.

The setting is particularly appealing, with Orchard Close being a small, friendly development of around twenty homes. The road is finished in attractive brick weave, adding to the tidy and well-maintained feel of the neighbourhood. The property itself boasts a private brick-wheaved driveway with ample parking for a large vehicle, leading to a generous single garage equipped with power, lighting, and an electric up-and-over door — currently set up as a handy workshop and utility area.

Upon entering, you're welcomed by a wide entrance hallway with wood-effect tiled flooring and a sense of space and light. The ground floor accommodation includes a large study at the front, ideal for home working, and a well-proportioned cloakroom. The heart of the home is undoubtedly the stylish kitchen/dining room which spans the rear of the house and is bathed in sunlight thanks to its south-facing aspect. Integrated appliances include a fridge freezer, double oven, gas hob with extractor, dishwasher, water softener, and a dedicated drinking water tap. There's space for a washing machine and ample room for a family-sized dining table, with a pleasant outlook over the garden.

The sitting room is a standout space — a generous, dual-aspect reception with French doors to the garden, windows to the front, and plenty of room for multiple seating arrangements. Fitted blinds and a cleverly designed media wall with built-in storage enhance both practicality and comfort.

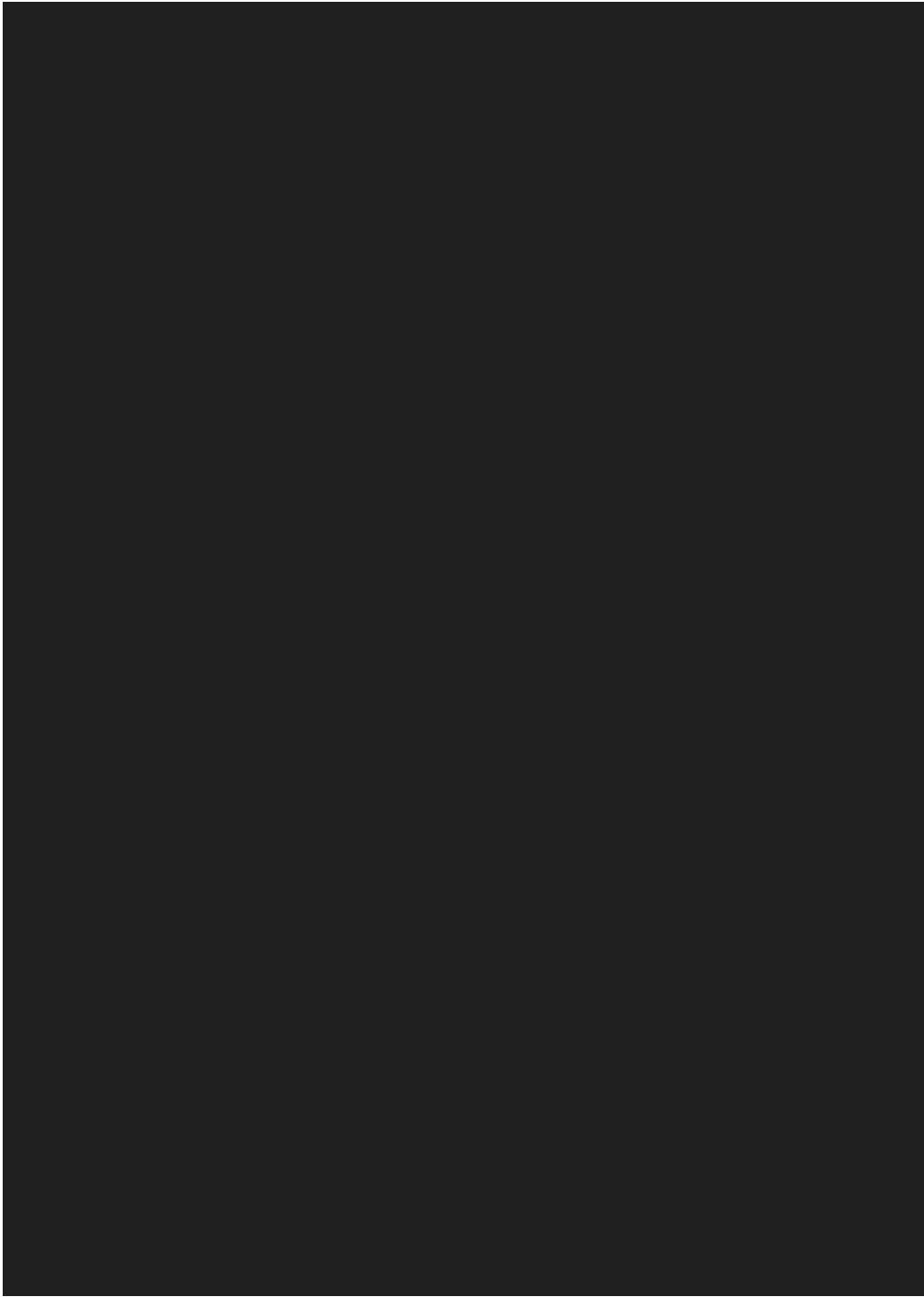
Upstairs, the galleried landing adds a touch of elegance and leads to four well-proportioned bedrooms. The principal bedroom features fitted wardrobes and its own ensuite shower room, while the second bedroom also benefits from built-in storage and a further ensuite. A smartly tiled family bathroom and a spacious airing cupboard with an efficient Megaflor hot water cylinder complete the first floor.

The rear garden is an absolute delight — bright, sheltered, and private, with a generous patio perfect for entertaining, a neatly kept lawn, and mature borders. A high wall to the rear ensures seclusion, and there's additional space behind the garage for garden storage or utilities.

In summary, 3 Orchard Close is a modern, thoughtfully laid out home in a desirable, peaceful location that's moments from Eye's amenities yet enjoys a sense of retreat. Ideal for families or professionals seeking comfort, convenience, and a touch of tranquillity.

Agents notes...

A pre-recorded walkaround tour is available for this property



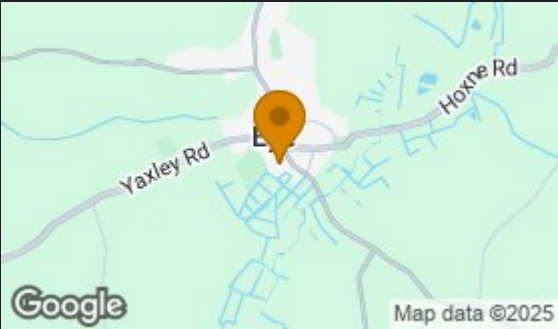
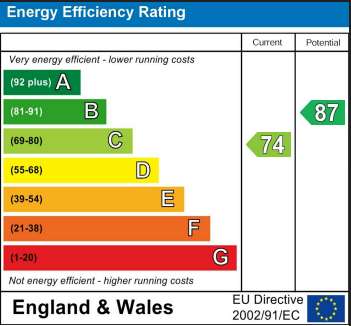
Local Authority
Mid Suffolk

Council Tax Band
D

Directions



TOTAL FLOOR AREA: 1323 sq.ft. (122.9 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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