

9 Magdalen Court, Eye - IP23 7DJ

£290,000 Freehold

Situated in a prime town centre location within a historic market town, this well-presented mid-terrace townhouse offers spacious and flexible living arranged over three floors. Immaculately maintained and turn-key ready, the property features three bedrooms, a bright and airy lounge, and a modern gloss-finished kitchen with ample space for dining. The layout also includes a convenient WC on the first floor and a dedicated study area on the ground floor, ideal for remote working. Fabulous views across to the town moors can be enjoyed from all levels, while outside, a south-facing, low-maintenance enclosed rear garden and two allocated off-road parking spaces complete the appeal.

Location

Magdalen Court is conveniently situated in the historic Suffolk market town of Eye, known for its characterful architecture, thriving community, and excellent local amenities. The property enjoys a tucked-away position within a quiet residential cul-de-sac, just a short walk from the town centre where you'll find a range of independent shops, a Co-op supermarket, cafés, a pharmacy, and a well-regarded primary school. Eye is also home to a historic castle mound and a charming parish church, adding to the town's appeal. For commuters, the nearby town of Diss offers direct train services to London Liverpool Street and easy access to the A140, connecting Norwich and Ipswich.



Agents notes

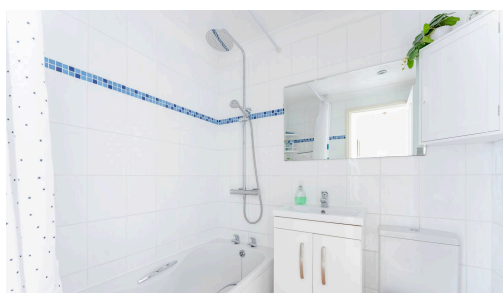
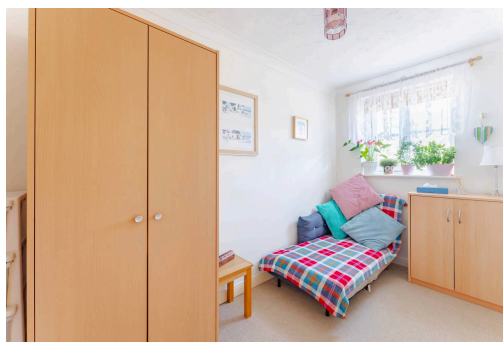
We understand that the property will be sold freehold, connected to all mains services.

Covenants restrict the permanent parking of caravans and commercial vehicles within the courtyard area.

Maintenance fee – £25 per month

Heating system- Gas Central Heating

Council Tax Band- C



Magdalen Court, Eye

Step into the first floor of this home, where you're welcomed by a conveniently located WC — a practical feature for guests and daily use.

Continue through to the bright and spacious kitchen/diner, fitted with sleek gloss cupboards and generous counter space. A Perspex splashback adds a modern, practical finish. The kitchen includes an integrated oven and hob. There's also an extractor fan, plumbing for a washing machine, and ample room for dining. Wood-effect flooring adds warmth, and a ceiling fan enhances comfort.

This level also hosts a versatile bedroom, ideal for use as a child's room, guest space, or home office.

Head down to the ground floor where you'll find a useful study area, perfect for remote work or quiet reading. From here, move through to the airy and generously sized sitting room, which features a large under-stairs storage cupboard and a fireplace that adds a cosy focal point. French doors open directly to the rear garden, allowing in plenty of natural light and offering convenient access to the outdoor space.

On the second floor, you'll find two spacious double bedrooms, both filled with natural light. One bedroom benefits from a built-in cupboard, while the other includes a built-in wardrobe for added storage convenience. Both rooms offer comfortable proportions for everyday living.

This floor is completed by a stylish and functional family bathroom, featuring tiled walls and a bath with a shower—practical for families and guests.

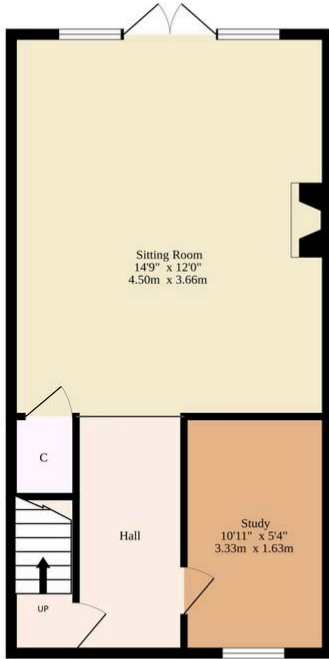
Additionally, the property benefits include double glazing throughout.

Outside, the property offers a south-facing enclosed rear garden, designed for easy upkeep with artificial lawn, a paved seating area ideal for outdoor dining or relaxing, a compact storage unit suitable for tools or outdoor items, and a rear gate offering convenient secondary access.

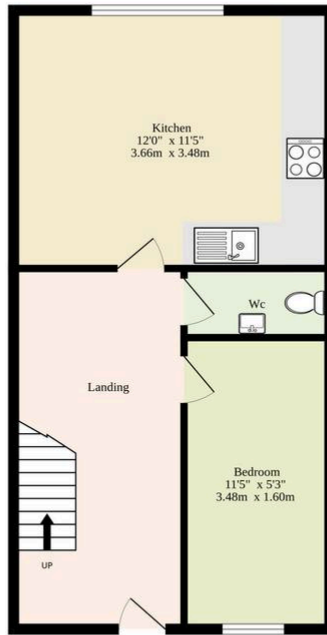
To the front, there are two allocated off-road parking spaces on a shared driveway.



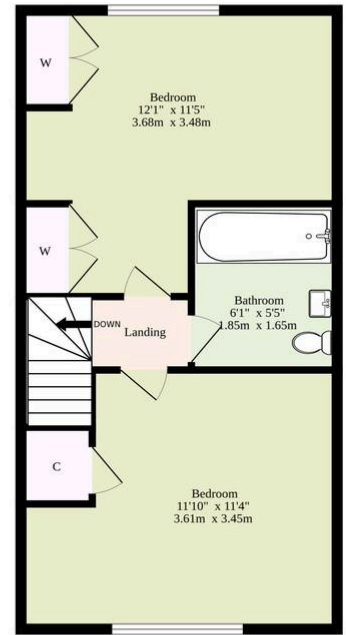
Ground Floor
233 sq.ft. (21.6 sq.m.) approx.



1st Floor
215 sq.ft. (20.0 sq.m.) approx.



2nd Floor
299 sq.ft. (27.8 sq.m.) approx.



Sqft Excludes Hall And Landings

TOTAL FLOOR AREA : 969sq.ft. (90.0 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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