



FOR SALE

offers in  
excess of £425,000

## MICHAELS MEWS

Wellington Road, Eye, Suffolk, IP23 7FS



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## KEY FEATURES

- Underfloor heating
- Brand new integrated appliances in the kitchen
- Utility room
- Landscaped back garden
- Air source heating & solar panels
- EV charging point
- Open plan kitchen / diner
- Easy access to Diss (5 miles)





#### PROPERTY TYPE



Detached

#### BEDROOMS



3

#### BATHROOMS



2

#### SIZE



1,242 sq ft  
115 sq m



## DESCRIPTION

Tucked away in a peaceful private mews of just three homes, this superbly crafted new-build offers contemporary living in the heart of the historic market town of Eye. Built by renowned local developers, Flame Homes, this three-bedroom detached property combines quality materials with a thoughtful design that maximises comfort, efficiency, and style.

This home offers versatile living with two reception rooms, a spacious open-plan kitchen/dining space, separate utility room, ground floor WC, and three well-proportioned bedrooms - including a principal suite with en-suite shower room. Fixtures and finishes are high-spec throughout, with energy efficiency a key consideration: the property benefits from solar panels, an air source heat pump, underfloor heating to the ground floor, and excellent insulation levels.

Externally, the home is approached via a shared tarmac driveway with private block-paved parking. The rear garden has been landscaped for easy maintenance and features a generous patio - perfect for outdoor dining - with a neat lawn and secure brick wall boundaries.

Located just a short stroll from Eye's range of independent shops, eateries, and amenities, the property also enjoys easy access to Diss (5 miles), where direct rail links to London Liverpool Street and Norwich are available.

This is a rare opportunity to own a high-quality, energy-efficient home in a well-connected yet tranquil location. Early viewing is highly recommended.

## Kitchen / Dining Room

3.44m x 5.63m

- French doors opening onto patio and landscaped garden
- NEFF oven, NEFF hob, integrated 60/40 fridge freezer
- Blomberg dishwasher and inset sink
- Individually temperature controlled
- LED spotlights
- Underfloor heating





# GROUND FLOOR

Call us on 01379 777337 (8am-8pm, 7 days a week)  
or email [hello@leonardjamesproperty.co.uk](mailto:hello@leonardjamesproperty.co.uk)



## Lounge

5.63m x 3.40m

- TV point
- Patio doors leading to garden patio
- Individually temperature controlled
- LED spotlights
- Underfloor heating



VIRTUALLY STAGED

## Office / Dining Room / Reception Room 2

2.19m x 3.20m

(window alcove: 1.25m x 0.67m)

- Individually temperature controlled
- Aerial socket
- LED spotlights
- Underfloor heating



## Utility Room

3.20m x 1.95m

- Individually temperature controlled
- LED spotlights
- Underfloor heating



## WC

0.85m x 1.95m

- Sink and toilet
- Extractor fan
- LED spotlights
- Underfloor heating

## Understairs Cupboard

1.99m x 0.89m

- Houses solar panel equipment
- Smoke detector
- LED spotlights



# FIRST FLOOR

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VIRTUALLY STAGED

## Master Bedroom

3.42m x 4.68m

- High-level TV point
- LED spotlights







## En-Suite Shower Room

2.30m x 1.73m

- Double-head shower
- Heated towel rail
- Toilet and sink
- LED spotlights

## Bedroom 2

3.42m x 3.76m

- Window alcove: 0.91m x 1.18m
- Additional alcove: 1.12m x 0.90m
- LED spotlights





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**LEONARD JAMES**  
Residential

VIRTUALLY STAGED

## Bedroom 3

3.21m x 3.09m

- LED spotlights

## Main Bathroom

1.98m x 2.31m

- Bath with shower attachment
- Sink and toilet
- LED spotlights



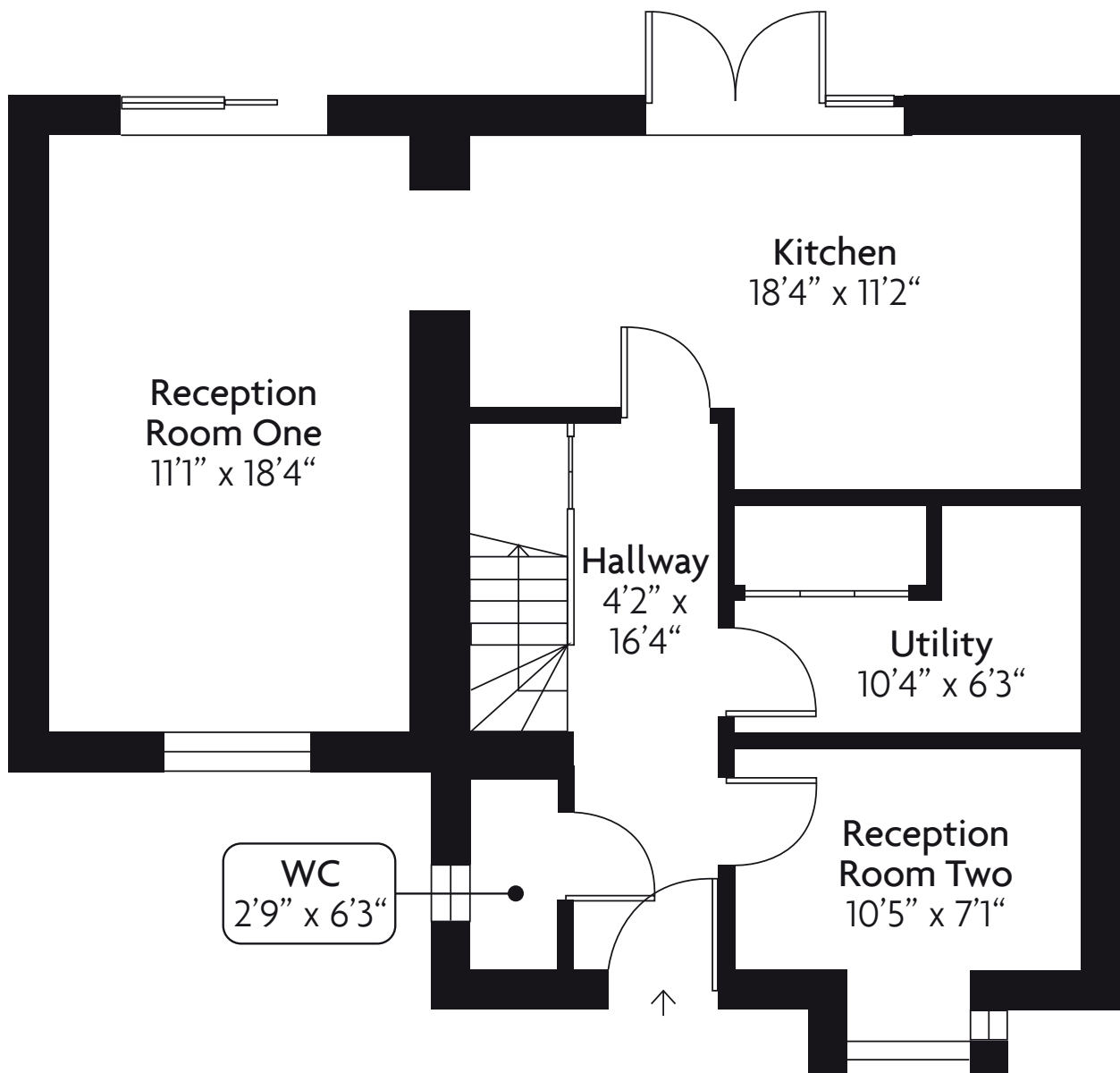




## Garden

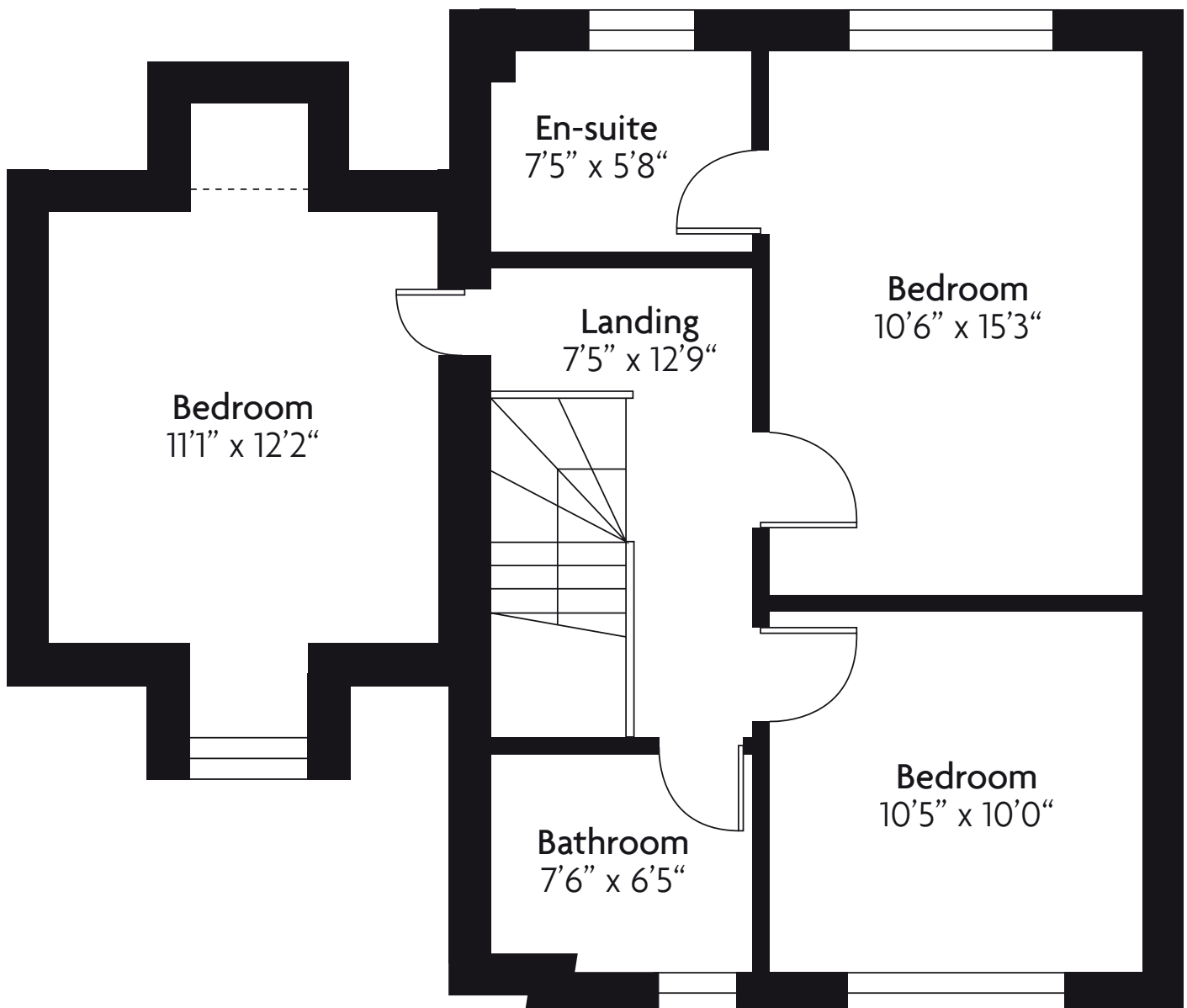
The rear garden has been landscaped for easy maintenance and features a generous patio - perfect for outdoor dining - with a neat lawn and secure brick wall boundaries.

## GROUND FLOOR





## FIRST FLOOR





The town is well-connected, with a mainline railway station offering direct services to London Liverpool Street in under 90 minutes, making it an ideal base for commuters and those seeking countryside living without sacrificing connectivity. Excellent road links via the A140 and A143 provide quick access to Norwich, Bury St Edmunds, and Ipswich.

For families, the area is well-served by both state and private schooling options, with Diss High School and Dickleburgh Primary being highly regarded. There are also several well-known preparatory and independent schools within easy reach.

## THE LOCAL AREA

The historic market town of Diss sits in the picturesque Waveney Valley on the Norfolk-Suffolk border, offering the perfect blend of rural charm and modern convenience. Known for its vibrant community and stunning 6-acre mere at the town's heart, Diss offers a wide range of local amenities including independent shops, cafés, restaurants, a leisure centre, and supermarkets such as Waitrose, Morrisons, and Tesco.

The surrounding villages - including Winfarthing, Palgrave, and Roydon - offer peaceful countryside settings with local pubs, scenic walks, and a strong sense of community. Outdoor lovers will enjoy exploring nearby Thetford Forest, Bressingham Steam & Gardens, and Banham Zoo, all popular attractions just a short drive away.

Diss is a town that combines heritage and progress, making it a highly desirable location for families, professionals, and retirees alike.





### SERVICES CONNECTED

BT fibre, mains electric, mains drainage.

### COUNCIL TAX

TBC

### ENERGY EFFICIENCY RATING

TBC

### TENURE

Freehold.



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