



St. Marys Close, Wilby Eye IP21 5LJ

welcome to

St. Marys Close, Wilby Eye

A detached family home situated in a picturesque village offers a peaceful and idyllic setting, providing a charming and tranquil environment for family living. The property offers a wealth of accommodation throughout while outside benefits from a detached double garage with off road parking.

Location

The village of Wilby is an extremely picturesque location which is surrounded by stunning countryside scenery making it ideal for any lovers of the great outdoors. The village benefits from a fine Grade I listed church, nursery school, very well rated primary school and village hall. Nearby you have the village of Stradbroke which still retains a strong and active local community helped by having a good niche infrastructure with an excellent range of amenities and facilities including schooling, sports facilities, shops, convenience stores, church and two public houses as well GP Surgery. Further amenities can be found within Eye and Harleston both lying approximately seven miles away, whilst the historic market town of Diss lies ten miles to the north west having a more extensive range of facilities and the benefit of a mainline railway station connecting to London Liverpool Street and Norwich. The stunning Suffolk coast can easily be accessed being just over 20 miles away to Dunwich and slightly further along the coast you will find the popular historic coastal town of Southwold.

Accommodation

Entrance Hall

Front aspect door, wooden effect laminate flooring, radiator, under stairs storage cupboard, stairs leading to the first floor and doors to;

Cloakroom

Side aspect double glazed window, wc, wash hand basin, part tiled walls and tiled flooring.

Dining Room

11' 4" x 10' 7" (3.45m x 3.23m)
Front aspect double glazed window, radiator and wooden effect laminate flooring.

Lounge

18' x 12' 1" (5.49m x 3.68m)
Front aspect double glazed window and rear aspect double glazed french doors leading out into the garden. Exposed brick fireplace with a wooden mantle piece and tiled hearth housing a wood burning stove, wall mounted lighting, wooden effect laminate flooring, two radiators, tv and telephone points.

Kitchen/ Diner

14' 5" x 11' (4.39m x 3.35m)
Dual aspect double glazed windows and side aspect door leading into the utility room. Fitted farmhouse style kitchen with wall and base units, ceramic sink and drainer, composite work surfaces, tiled splash back, wall mounted boiler, recessed spot lights, radiator, tiled flooring, integrated appliances including under counter fridge, Bosch dishwasher, Bosch eye level double oven and induction hob.

Utility Room

Rear aspect double glazed door leading out into the rear garden, fitted farmhouse style wall and base units, ceramic sink and drainer, composite work surfaces, tiled splash back, tiled flooring, spaces for washing machine, tumble dryer and fridge/freezer.

Landing

Front aspect double glazed window, airing cupboard, carpet and doors to;





Bedroom One

11' 2" x 12' 2" Pluss Recess (3.40m x 3.71m Pluss Recess)
Rear aspect double glazed window, carpet, radiator, double built in wardrobe and door to;

En-Suite

Rear aspect double glazed window, low level flush wc, wash hand basin, large double shower cubicle with fully plumbed shower, heated towel rail, fully tiled walls, vinyl flooring and recessed spot lights.

Bedroom Two

10' 7" x 11' 5" (3.23m x 3.48m)
Front aspect double glazed window, built in double wardrobe, radiator and carpet.

Bedroom Three

7' x 9' 10" (2.13m x 3.00m)
Rear aspect double glazed window, radiator and carpet.

Bedroom Four

8' 10" x 6' 7" (2.69m x 2.01m)
Front aspect double glazed window, radiator and carpet.

Bathroom

Side aspect double glazed window, wc, wash hand basin, panelled bath with mixer taps and shower attachment, part tiled walls, vinyl flooring, extractor fan and heated towel rail.



Outside

To the front of the property is a shingle garden with mature planted shrubs and hedging, to the side is access to the double garage with off road parking.

Embracing the outdoors, this low maintenance garden boasts a blend of functional spaces and natural beauty. At its heart lies a spacious patio area, providing an expansive space for outdoor entertainment and relaxation. Whether hosting gatherings or simply enjoying a morning coffee, the large patio offers ample room for seating arrangements and al fresco dining. Also benefits from a summer house which offers a charming and versatile outdoor space, perfect for relaxation, entertaining, or simply enjoying the natural surroundings. Nestled towards one corner of the garden stands a wood store and garden shed, offering practical storage for tools, equipment, and outdoor essentials. To the side of the garden is gated access to another part of the garden where lies a vegetable patch. Outside lighting, water softener, garden tap and oil tank.

Detached Double Garage

17' x 17' (5.18m x 5.18m)
Twin up and over doors, power, light and door leading out into the garden.

Services

Mains Electricity
Mains Water
Shared Septic Tank
Oil Fired Central Heating

Council Tax Band: E



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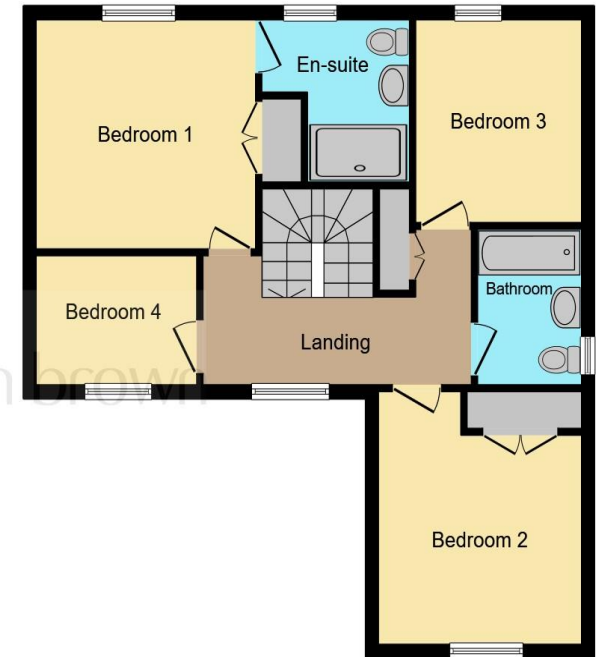
- Detached Family Home Situated In A Picturesque Village
- A Farmhouse Kitchen, A True Heart Of The Home, Boasts Modern Amenities And Abundant Storage
- The Living Areas Exude A Warm And Inviting Atmosphere, With Generous Proportions
- A Master Bedroom With An En-Suite Bathroom And Three Additional Bedrooms
- A Family Bathroom And Ground Floor Cloakroom Offering Convenience And Functionality
- A Low Maintenance Garden With A Patio Area Sets The Stage For Memorable Outdoor Gatherings
- Detached Double Garage With The Added Convenience Of Off Road Parking
- Benefits From Countryside Views And Access To An Extensive Network Of Public Footpaths

Tenure: Freehold EPC Rating: D

£465,000



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
DSS110051 - 0004

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