



The Crossroads, Brome Eye IP23 8FD



welcome to

The Crossroads, Brome Eye

****OFFERED WITH NO ONWARD CHAIN**** An immaculate detached family home situated in a exclusive development of four houses. Boasts from spacious accommodation throughout the property as well as a large landscaped garden and double garage with ample off road parking.

Location

Brome a short drive from the Norfolk market town of Diss and less than a mile from Eye in Suffolk. The town itself is a well-served Norfolk market town with 3 supermarkets, golf course, post office, banks and a range of local shops with a weekly Friday market. The town itself is located part way between Norwich, Ipswich and Bury St Edmunds making this perfect for road commuting and has a main line rail link to London in just 90 minutes.

The picturesque town of Eye is essentially self sufficient offering an excellent range of shops and services along with schools at Primary, High and Sixth Form level. Furthermore, a number of cultural activities take place throughout the year including Theatre, Classical Concerts and an Art Exhibition.

Accommodation

Entrance Hall

A large entrance hall which can be used as additional space for a variety of purposes, front aspect double glazed window and door, luxury vinyl flooring with under floor heating, recessed spot lights, stairs leading to the first floor with a small under stairs storage cupboard. Doors to;

Lounge

19' x 13' 5" Into Recess (5.79m x 4.09m Into Recess)
Front aspect double glazed window with fitted blinds, rear aspect double glazed sliding patio doors leading out onto the paved patio area, recessed spot lights, carpet with under floor heating, fireplace with wooden mantle piece and tiled hearth housing a multi fuel burner, tv and telephone points.

Kitchen/ Diner

12' 1" x 23' 3" (3.68m x 7.09m)
Dual aspect double glazed windows with fitted blinds and side aspect double glazed french doors leading on to patio area. This spacious kitchen/diner provides a range of wall and base fitted units, USB points, large pull out drawers and cutlery drawer, Quartz work surfaces, inset sink, breakfast bar, luxury vinyl flooring with under floor heating, integrated AEG appliances including dishwasher, two fridge/freezers, two eye level ovens and 5 ring induction hob with extractor fan.

Utility Room

6' 10" x 6' (2.08m x 1.83m)
Rear aspect glazed door leading out into the garden, fitted wall and base units, Quartz work surfaces, recessed spot lights, luxury vinyl flooring with under floor heating, spaces for washing machine and tumble dryer.

Cloakroom

Rear aspect double glazed window with fitted blinds, low level flush wc, wash hand basin in vanity unit with tiled splash back, recessed spot lights and luxury vinyl flooring with under floor heating.

Snug/ Bedroom Five

6' 10" x 6' (2.08m x 1.83m)
A snug which can also be used as a fifth bedroom for family and friends visiting, front aspect double glazed window with fitted blinds, luxury vinyl flooring with under floor heating.

Landing

Front aspect double glazed window, radiator, carpet, loft hatch and airing cupboard. Doors to;





Bedroom One

12' 1" x 17' 3" Into Recess (3.68m x 5.26m Into Recess)
Dual aspect double glazed windows with fitted blinds, two double built in wardrobes providing plenty of storage space, radiator and carpet. Door to;

En-Suite

Rear aspect double glazed window with fitted blinds, large shower cubicle with rainfall shower head and additional shower head, low level flush wc, wash hand basin in vanity unit, recessed spot lights, electric heated towel rail and luxury vinyl flooring.

Bedroom Two

15' 3" Into Recess x 10' 9" (4.65m Into Recess x 3.28m)
Rear aspect double glazed window with fitted blinds, radiator, carpet, tv point and double built in wardrobe.

Bedroom Three

13' 5" x 8' 4" (4.09m x 2.54m)
Front aspect double glazed window with fitted blinds, radiator, carpet, tv and USB points.

Bedroom Four

9' 10" x 12' 3" (3.00m x 3.73m)
Front aspect double glazed window with fitted blinds, radiator, carpet and two double built in wardrobes.

Bathroom

Front aspect double glazed window with fitted blinds, shower cubicle with fully plumbed shower, low level flush wc, panelled bath with mixer taps and shower attachment, wash hand basin in vanity unit, recessed spot lights, electric heated towel rail, radiator and luxury vinyl flooring.

Outside

To the front of the property is mature garden with planted flowers, brickweaved driveway providing off road parking for multiple vehicles with access to the double garage.

To the rear is an attractive landscaped garden with various mature planted flower beds, raised vegetable patch, bin storage area, large terrace patio area making this the perfect spot to relax and dine in throughout the summer months, enclosed via fencing and air source heat pump.

Double Garage

Electric roller door, concrete flooring, pitched roof with partially boarded loft space.

Services

Mains Water
Mains Drainage
Mains Electricity
Air Source Heating

Council Tax Band: D



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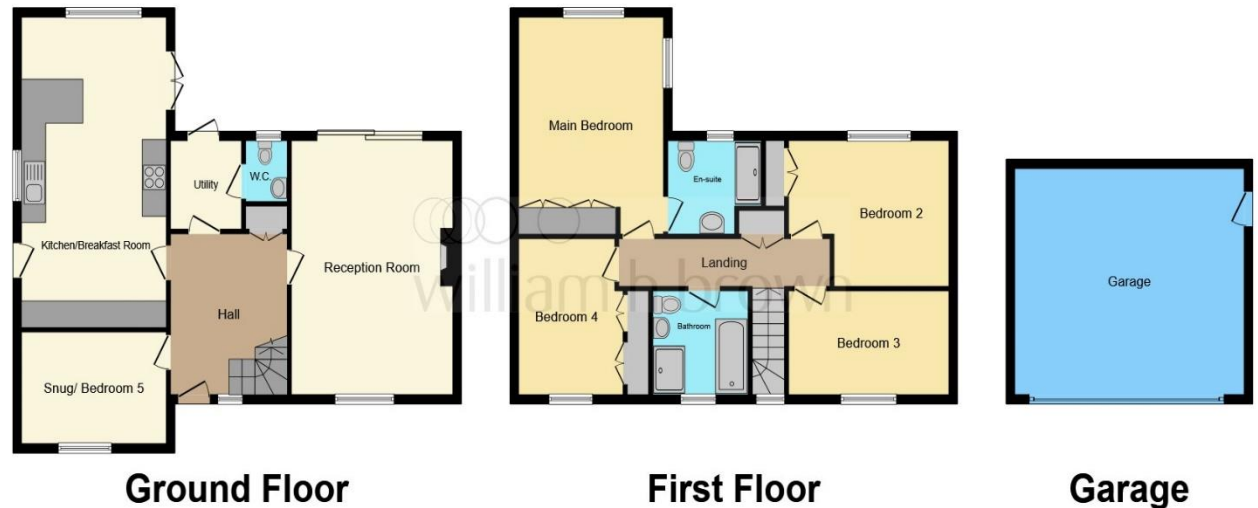


welcome to

The Crossroads, Brome Eye

- Immaculately Presented Detached Family Home
- 23FT Modern Kitchen/Diner With Integrated Appliances
- Spacious Lounge With A Multi Fuel Burner
- Master Bedroom With Fitted Wardrobes And En-Suite
- Three Further Good Sized Bedrooms And Family Bathroom
- Benefits From Under Floor Heating Throughout The Ground Floor
- Double Garage With Ample Off Road Parking
- 8 Years LABC (Local Authority Building Certificate) Left

Tenure: Freehold EPC Rating: B



£575,000

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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