



**Barley View London City Road, Wilby Eye IP21 5LT**



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## **Barley View London City Road, Wilby Eye**

A semi-detached property situated in a picturesque village offering a peaceful and idyllic setting. The property boasts from a kitchen/breakfast room, lounge with a wood burning stove, two double bedrooms, family bathroom and a conservatory which could be used as a dining room.

### **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 double glazed door, radiator, stairs leading to the first floor and door to;

#### **Lounge**

13' 3" x 12' 7" ( 4.04m x 3.84m )

Front aspect double glazed window, fireplace with inset wood burning stove, exposed wooden floorboards, storage within the eaves, radiator, tv and telephone points.

#### **Kitchen**

10' 8" x 14' 7" Into Recess ( 3.25m x 4.45m Into Recess )

Rear aspect double glazed window and french doors leading into the conservatory. Fitted kitchen with wall and base units, under counter lighting, stainless steel sink and drainer, work surfaces, tiled splash back, recessed spot lights, breakfast bar, vertical radiator, tiled flooring, space for full standing fridge/freezer, integrated appliances including dishwasher, Neff double oven and ceramic hob. Door to storage cupboard/utility.

#### **Conservatory**

Dual aspect double glazed windows, solid oak flooring and radiator.

#### **Landing**

Carpet, loft hatch and doors to:





### **Bedroom One**

11' 1" x 13' 1" ( 3.38m x 3.99m )  
Front aspect double glazed window, over the stairs storage cupboard, radiator and exposed wooden floor boards.

### **Bedroom Two**

10' 4" x 12' 2" ( 3.15m x 3.71m )  
Rear aspect double glazed window, radiator and carpet.

### **Bathroom**

Currently being renovated and will be completed within the month and is made up of a white suite including a panelled bath with shower over, hand wash basin, low level flush wc, radiator and newly laid vinyl flooring.

### **Outside**

The house is approached from the quiet country road on to a good sized shingle driveway for approximately two to three vehicles, the front garden being laid to lawn with a hedge border and pathway to the rear garden. There is an outbuilding to the side of the property.

The rear garden is mainly laid to lawn with a raised decking area making this the perfect spot to relax and dine in throughout the summer months, enclosed via fencing and access to the driveway.

### **Services**

Mains Electricity  
Mains Water  
Mains Drainage  
Oil Fired Central Heating

### **Council Tax Band: B**



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## Barley View London City Road, Wilby Eye

- Semi-Detached Property Situated In A Village Location
- Spacious Kitchen/Breakfast Room
- Lounge With A Wood Burning Stove
- Two Double Bedrooms
- Conservatory Which Can Be Used As A Dining Room
- Enclosed Rear Garden With A Raised Decking Area
- Off Road Parking For Multiple Vehicles
- Benefits From Oil Fired Central Heating

Tenure: Freehold EPC Rating: Awaited

offers over

**£250,000**



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](http://www.focalagent.com)

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Property Ref:  
DSS110628 - 0002

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