



MEADOWSIDE
36 LAMBETH STREET, EYE, IP23 7AQ



Located within the town yet offering a delightful semi-rural ambiance, this gem of a property occupies a secluded 0.53 acre plot (STMS) Full of character. This property requires modernisation, allowing you to truly make it your own.

Stepping through the front door, you enter the entrance hall, which provides access to the sitting room and the drawing room. The drawing room boasts an impressive open red brick fireplace, a wealth of exposed timbers, and double doors that open into the conservatory. The sitting room also features a red brick fireplace and exposed timbers, with an opening leading into the dining room. From the dining room, you'll find a door to an inner hallway with stairs rising to the first floor and door to the bathroom. The dining room also offers an external door and a door into the kitchen /breakfast room. This space is equipped with a range of units, a breakfast bar, space for a range cooker, a double sink and drainer and plumbing for a dishwasher. An external door and a door to the utility room are also located here, with the utility room providing access to the boot room and W/C. Ascending to the first floor, you'll find four bedrooms, including a main bedroom with an ensuite shower room.

Set back from the road on a secluded 0.53 acre plot (STMS) this property is accessed via a private driveway shared with three neighbouring properties. A parking area leads to a timber garage/ workshop. The garden is mainly lawn with mature trees and shrubs. The ground slopes up to the cottage, where a terrace spans the front side of the cottage, perfect for outdoor entertaining and easily reached from the inside.

LOCATION

Eye has many historic and listed buildings together with Cafes, Deli, Pharmacy, Butchers, Bakery, Hardware shop, Hairdressers, Reflexologist, Haberdashery shop, Chocolatier, Antique shop, Bank Arts Centre, WI, choir, Library, Country Pub and 2 supermarkets. Hartismere High School provides secondary education and Graded Outstanding in its last Ofsted inspection. Diss lies 4 miles away offering amenities including schools, health and sports facilities. Diss has direct rail services to London Liverpool Street station.





SERVICES

Gas fired central heating. Mains electrics, water and drainage are connected to the property. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

LOCAL AUTHORITY

Mid Suffolk District Council
Council Tax Band E

ENERGY PERFORMANCE

E Rating

AGENT'S NOTE

Please note there is restrictive head height in several rooms of the property.

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact us if you would like to discuss.

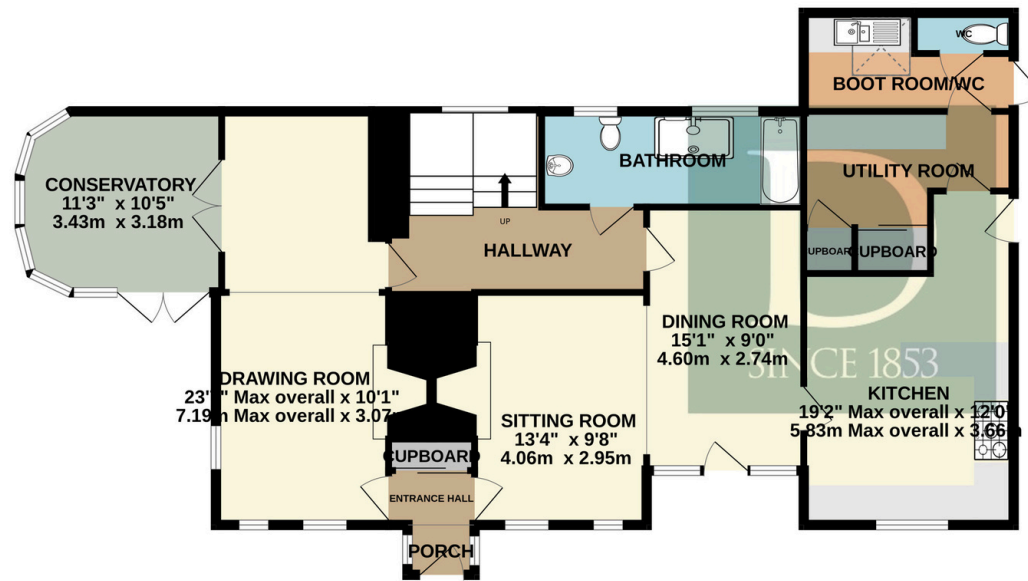




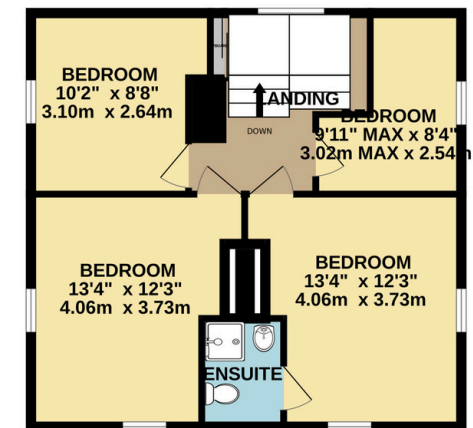


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1734sq.ft. (161.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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