



Valley View The Street, Eyke Woodbridge IP12 2QG

welcome to

Valley View The Street, Eyke Woodbridge

Beautifully presented 3 bedroom Detached Bungalow with extended living accommodation and exceptional views over the Deben Valley, situated in the highly sought after village of Eyke.



Composite door to...

Entrance Hall

Entry via a glazed composite door, immediately being greeted by the stunning views out the back of the property. Oak flooring, utility cupboard with plumbing for washing machine, storage cupboard, open to the...

Kitchen

12' 9" Max. x 14' Max. (3.89m Max. x 4.27m Max.)
Fitted with a range of wall and base mounted units with granite worktops and upstands, one and a quarter sink with drainer and Abode mixer tap over. Space for a Range cooker with carbon filter extractor over, floor standing oil fired boiler, space for dishwasher and American style fridge/freezer, tiled flooring, open to the lounge/dinner with an oak breakfast bar.

Lounge / Diner

24' 7" x 12' 9" (7.49m x 3.89m)
With spectacular views over the Deben valley the vaulted ceiling has 4 Velux windows to the sides, as well as an oak clad beam. Aluminium window and Bi-Fold doors to rear perfectly framing the views over the Deben Valley. Oak flooring throughout. Two German made electric heaters. inset ceiling spotlights controlled by dimmer switches.

Snug / Playroom

7' 2" x 11' 11" (2.18m x 3.63m)
Open from the lounge/diner. Built-in cupboards with sliding doors. Oak flooring, Oak glazed door to the hallway.

Shower Room

Fitted with a brand new suite comprising walk-in shower with Aquaboard surround, rain effect showerhead and hand held, wash hand basin with unit under and tiled splashback over. Shaver sockets, inset ceiling spotlights plus feature wall light, extractor fan. Aluminium window to the side, tiled floor, electric heated towel rail.

Bedroom Two

9' 8" Max. x 12' 2" Max. (2.95m Max. x 3.71m Max.)
Oak flooring, window to the front with radiator under.

Family Bathroom

Fitted with a suite comprising panelled bath with electric shower over, wash hand basin with mixer tap and unit under, low level WC, heated towel rail, Tiled floor and partially tiled walls, inset ceiling spotlights. Obscure glazed window to the front.

Bedroom Three

10' 5" x 9' 9" (3.17m x 2.97m)
Window to front with radiator under.

Master Bedroom

14' x 10' 4" (4.27m x 3.15m)
Oak flooring, window to the rear overlooking the Deben Valley, radiator under.

Outside Front

Set back from the road, the property is approached via a shingled driveway which provides ample parking and gives access to the garage. There are flower and shrub beds and borders together with large bay tree and hedge border to the front.

Rear Garden

Commencing with a black limestone patio and a further shingled area to the side providing excellent entertaining space, this garden benefits from sun all day long. The main lawned area has a stepping stone path leading to the detached garden studio and houses a mature walnut tree. The garden is enclosed by hedging and fence to the sides with a low fence to the rear allowing for spectacular views over the Deben valley where the sun sets late in the evening. There is a fenced allotment area great for growing your own fruit and veg, as well as outside lighting, tap and water butt.

Detached Garden Studio

13' 8" x 6' 6" (4.17m x 1.98m)
Clad in Siberian larch wood, with power, light and wi-fi connected, electric heating. Currently used as an office / home gym.



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welcome to

Valley View The Street, Eyke Woodbridge

- Incredible Views over the Deben Valley
- 3 Double Bedrooms
- Beautifully Presented Throughout
- Large Extended Living Space
- Great Community in Eyke with Local Hall & Upcoming Pub Re-opening

Tenure: Freehold EPC Rating: E

offers in excess of

£475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBG108921 - 0004

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