



Oak Lawn, Eye - IP23 7FG



## Oak Lawn

Eye

Guide Price £250,000 - £260,000. Nestled in a QUIET CUL-DE-SAC setting, this stunning NEWLY BUILT TWO BEDROOM semi-detached house exudes modern charm and elegance. Boasting a newly built (just two years old) construction, the property features a SOCIABLE OPEN PLAN layout that effortlessly blends style and functionality. The interior space encompasses an entrance hallway with W/C, Kitchen/Dining/Sitting Room as well as TWO SPACIOUS DOUBLE BEDROOMS and a Family Bathroom on the first floor. Whilst the interior is very nicely presented and well finished, the rear garden is a real selling point with a FULLY LANDSCAPED space providing space for outside entertaining and play. Additional features include low maintenance front garden, DRIVEWAY PARKING to the side, SOLAR PANELS for energy efficiency, and gas central heating.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Two Bedroom Semi-Detached Home
- Newly Build & Two Years Old
- Quiet Cul-De-Sac Setting
- Open Plan Ground Floor Layout With Kitchen, Dining Area & Sitting Room
- Two Double Bedrooms & Family Bathroom
- Landscaped Rear Garden
- Driveway Parking For Two Vehicles
- Solar Panels & Gas Fired Central Heating

The property is located on the edge of Eye, a historic town offering an assortment of local shops and businesses. The local schooling is highly thought of with Nursery to High School ages catered for. Services include health centre, butchers, bakers, deli, supermarkets and chemist amongst others. The market town of Diss (approximately 5 miles away) offers an extensive range of further amenities. Diss also benefits from a mainline rail service which runs between the City of Norwich and London's Liverpool Street Station.

#### SETTING THE SCENE

Approached via the small and quiet cul-de-sac there is a small front garden with the main entrance door to the front. The parking is found to the side of the house with off road parking for multiple vehicles as well as gated access to the rear garden.



## THE GRAND TOUR

Entering via the main entrance door to the front there is an entrance hallway with a useful w/c as well as the door leading into the main open plan kitchen/reception space. The layout has been well designed on the ground floor with an impressive light filled space excellent for gatherings and family entertaining. The kitchen flows perfectly into the sitting room and is separated by a breakfast bar. The modern fitted kitchen offers a range of wall and base level units with rolled edge worktops as well as integrated electric oven and hob with further space for a range of white goods. The sitting room leads to the garden via a set of double doors as well as stairs leading to the first floor with a built in understairs cupboard too.

The first floor comprises two generously sized bedrooms, both suitable for double or king-sized beds. Each bedroom benefits from shutter blinds fitted to all windows, providing both privacy and a stylish finish. The floor also features a functional family bathroom equipped with a shower over the bath, w/c and hand wash basin offering practicality for everyday use.

## FIND US

Postcode : IP23 7FG

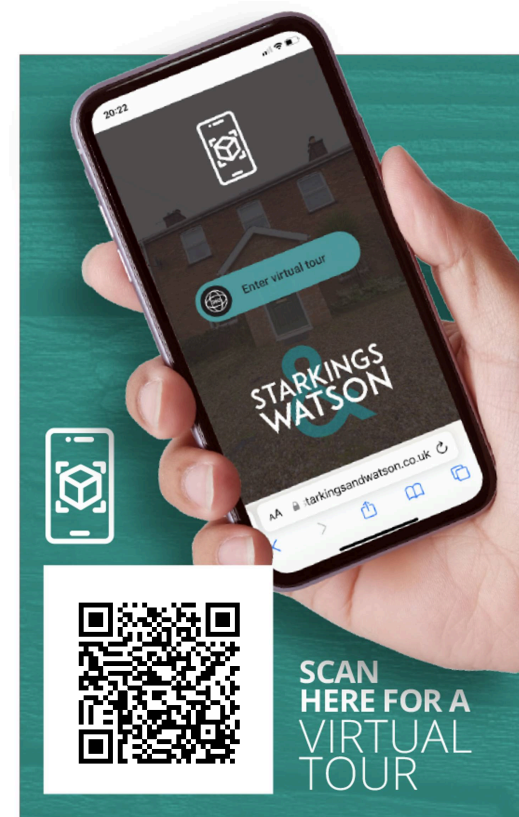
What3Words : ///starting.imparting.shade

## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

## AGENTS NOTES

Buyers are advised there is a communal site charge in the region of £140 pa. There are Solar Panels owned by the house. The house is two years old so still benefits from the remainder of a 10 year NHBC warranty. The loft has been half boarded by a NHBC approved contractor (Earsham Lofts) and has a light with access via a fitted ladder.



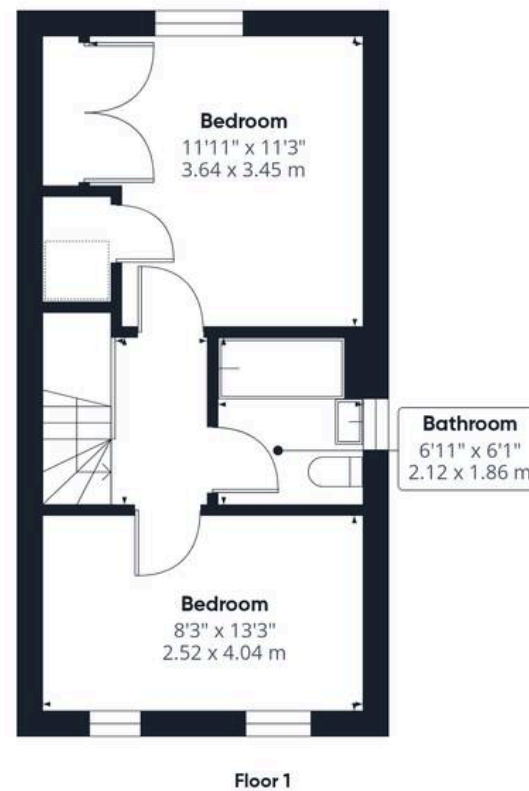
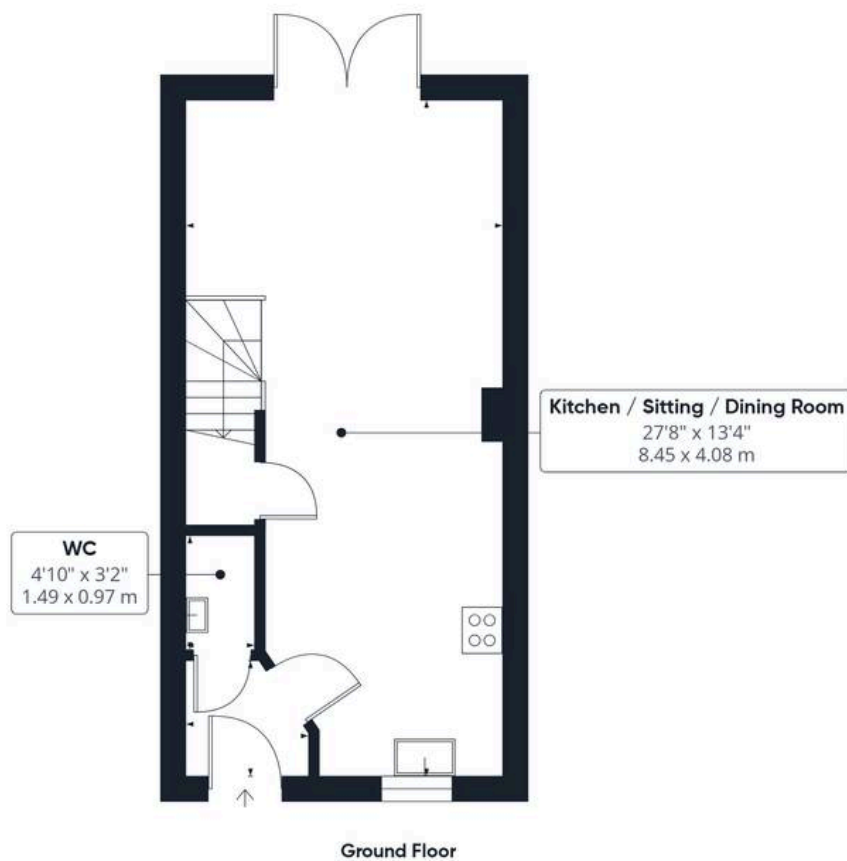




## THE GREAT OUTDOORS

The well presented rear garden has been beautifully landscaped by the current owner with an extended patio area in two sections as well as a lawned area and raised planting borders which are well stocked. There is an attractive covered pergola as well as Keter potting shed. The garden is enclosed with timber fencing and provides a good degree of privacy, there is an outside tap, an external light, electrical socket and gated side access to the driveway.





**Approximate total area<sup>(1)</sup>**  
689 ft<sup>2</sup>  
64 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE 360**





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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.