

2 Marriotts Close
Eye
IP21 5LP

twgaze


Guide Price £595,000 - £610,000







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- Substantial four-bedroom detached family home
- Traditional Suffolk longhouse-style architecture
- Four bedrooms, three of which are generous double bedrooms
- En-suite facilities to one bedroom
- Spacious sitting room with inglenook fireplace and wood burner
- Established gardens with fruit trees and open rural outlook
- Two substantial timber outbuildings offering versatile storage/possible office
- Garage and gated shingle driveway with ample parking for multiple vehicles

Location

One of just three architect-designed properties situated within the attractive rural village of Wilby, this home enjoys a peaceful countryside setting. Wilby is a small and peaceful village, offering a charming rural setting with a village school and an attractive parish church. The neighbouring village of Stradbroke provides a wider range of amenities, including a sports centre, secondary school, highly regarded medical practice and a selection of everyday shops and services. The surrounding countryside is particularly appealing, with numerous footpaths and opportunities to enjoy the rural landscape. For access to a broader range of facilities, the market towns of Diss and Stowmarket are both within comfortable reach, each offering a railway station with services on the Norwich to London Liverpool Street line.

Property

This substantial and beautifully proportioned detached home has been designed in the traditional Suffolk longhouse style, offering spacious, well-balanced accommodation throughout, complemented by attractive views across the surrounding open countryside.

The house is approached through a welcoming and particularly generous reception hallway, providing access to the principal ground floor rooms. The sitting room is a lovely feature of the home, centred around an impressive inglenook fireplace housing a wood-burning stove. French doors open directly onto the rear garden, creating a wonderful connection between the indoor and outdoor spaces while allowing plenty of natural light to flow into the room. A separate dining room provides an ideal space for more formal entertaining and enjoys pleasant views across the garden and surrounding countryside.

The farmhouse-style kitchen is particularly spacious and forms the heart of the home. It is fitted with an extensive range of cream Shaker-style units, with ample room for a large farmhouse table and chairs, making it an ideal space for everyday family life. A separate utility room provides additional space for appliances and practical storage, together with an external door giving access to the side of the property.

On the first floor, a spacious landing leads to four well-proportioned bedrooms, three of which are particularly generous doubles. One of the bedrooms benefits from its own en-suite facilities, providing additional convenience and privacy. Overall, the property offers versatile and well-planned accommodation, ideally suited to family living.

Outside

The property occupies an attractive plot, with the gardens extending predominantly to the rear and enjoying far-reaching, uninterrupted views across the adjoining open countryside. The gardens are laid out in a pleasing linear arrangement, creating a wonderful sense of space and taking full advantage of the property's rural setting. Predominantly laid to lawn, they incorporate a variety of established fruit trees, alongside mature shrub borders and established planting along the side boundaries.

Immediately adjoining the house, a paved terrace provides an excellent setting for outdoor dining and entertaining, while the open aspect ensures the surrounding countryside can be enjoyed throughout the changing seasons.

Two substantial timber outbuildings offer valuable additional space, suitable for storage, workshop use, office, or a variety of other practical purposes.

To the front, a pair of traditional five-bar gate open onto a generous shingle driveway, providing ample off-road parking for several vehicles. The garage has an electric roller-shutter door.

The combination of established gardens, useful outbuildings, garage, generous parking and attractive countryside views, creates a particularly appealing setting for this substantial family home.

Services: Mains electricity and water. Oil-fired central heating. Private treatment plant.

How to get there: What3words: //////eyeliner.defaults.barefoot

Viewing: Strictly by appointment with TW Gaze.

Tenure: Freehold.

Council Tax Band: E

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Ref: 2/20406

























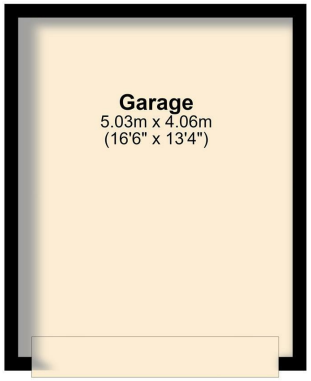


Ground Floor
Approx. 94.3 sq. metres (1014.9 sq. feet)



First Floor
Approx. 95.0 sq. metres (1022.7 sq. feet)

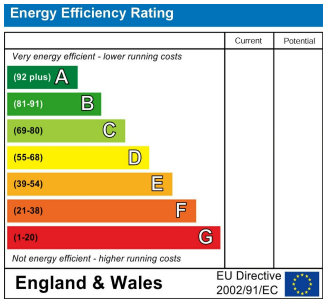
Total area: approx. 189.3 sq. metres (2037.6 sq. feet)



Garage Floorplan
Approx. 20.4 sq. metres (220.0 sq. feet)

Total area: approx. 20.4 sq. metres (220.0 sq. feet)

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