



Cunningham Drive, Eye - IP23 7FE

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS

Cunningham Drive

Eye

NO CHAIN! Welcome to this STUNNING SEMI-DETACHED NEWLY BUILT HOME, offered with NO CHAIN and thoughtfully designed for modern living. Step inside to discover a hallway leading to a BRIGHT AND INVITING FRONT-FACING SITTING ROOM, perfect for relaxing or entertaining guests. The heart of the home is the CONTEMPORARY KITCHEN/DINER, positioned at the rear and featuring INTEGRATED APPLIANCES, AMPLE WORKTOP SPACE, and direct access to the garden through FRENCH DOORS (ideal for seamless indoor-outdoor living). A SEPARATE W/C adds convenience to the ground floor layout. Upstairs, you will find THREE AMPLE BEDROOMS, each offering generous proportions and flexibility for family life, guests, or a home office. The PRINCIPAL BEDROOM includes a MODERN EN SUITE SHOWER ROOM as well as FITTED STORAGE, while a WELL-APPOINTED FAMILY BATHROOM serves the remaining bedrooms. Energy efficiency is a key highlight, with SOLAR PANELS FITTED to help reduce running costs and support sustainable living. Allocated parking for TWO VEHICLES



is provided to the front, ensuring easy access and peace of mind. The rear garden is sunny and fully enclosed and mostly laid to lawn with a paved side access and timber storage shed. This property is perfect for first-time buyers, growing families, or those seeking a low-maintenance, move-in-ready home.

Council Tax band: C
Tenure: Freehold

- No Chain!
- Semi-Detached Newly Built Home
- Three Ample Bedrooms & Two Bathrooms
- Front Facing Sitting Room
- Kitchen/Diner To Rear Opening Onto The Garden & Separate W/C
- Private Enclosed Rear Gardens
- Allocated Parking To Front For Two Vehicles
- Solar Panels Fitted

The property is located on the fringes of the town 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

The house is approached via the main entrance door to the front with allocated parking to the front for two vehicles. A pathway leads to the main door with front planting borders as well as a side gated access to the rear garden.

THE GRAND TOUR

Entering via the main entrance door to the front, there is a welcoming entrance hallway with stairs ahead. A door to the left leads into the main sitting room with a bright sunny front facing window as well as plenty of space for soft furnishings. A door beyond leads into the kitchen/diner with a built in understairs cupboard and a door into the ground floor w/c. The kitchen features a range of wall and base level units with rolled edge worktops over. There is an integrated electric oven and hob with space for all other white goods freestanding. There is plenty of space for a dining table as well as double doors to the rear garden. Heading up to the first floor there is access to three bedrooms off the landing as well as the family bathroom and fitted storage cupboard also. The main double bedroom is found to the front with fitted wardrobes and an en-suite shower room finished with neutral tiling, power shower, w/c and hand wash basin. To the rear there is a double bedroom and a single bedroom. The family bathroom to the side provides a bath, w/c and hand wash basin.

FIND US

Postcode : IP23 7FE

What3Words : ///excellent.wonderfully.outline

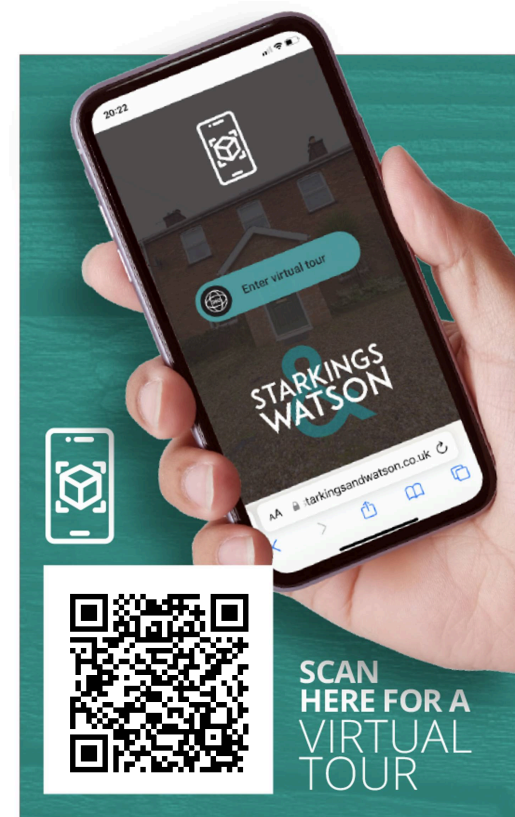
VIRTUAL TOUR

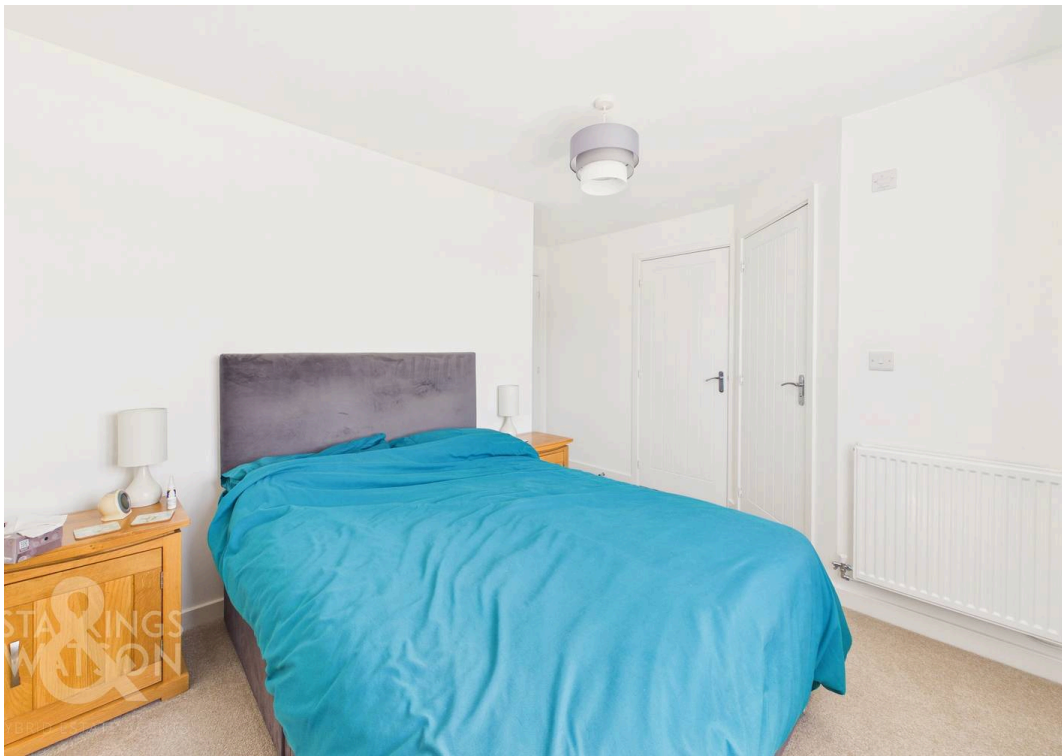
View our virtual tour for a full 360 degree of the interior of the property.

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.





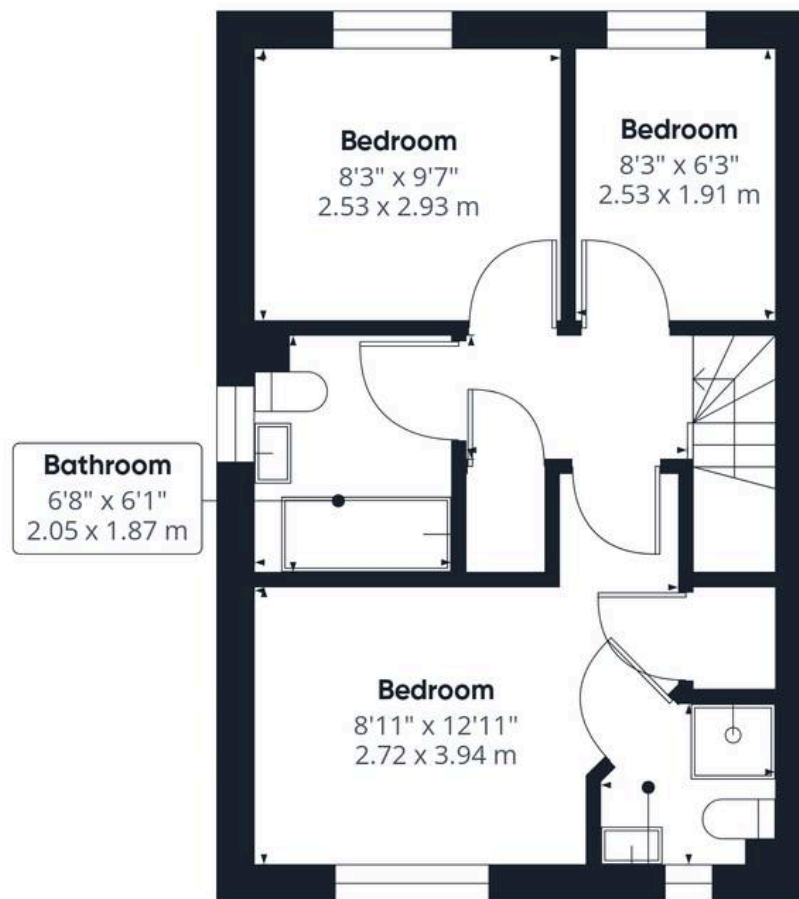
THE GREAT OUTDOORS

The rear garden is fully enclosed with timber fencing and offers a sunny aspect. Mostly a blank canvas, the garden is laid to lawn with a timber shed as well as a small area of paving and a useful paved side access to the frontage with a secure gate.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

741 ft²
68.8 m²

(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.

GIRAFFE360





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