



Lowgate Street, Eye - IP23 7AS

**STARKINGS  
&  
WATSON**

HYBRID ESTATE AGENTS



## Lowgate Street

### Eye

This CHARMING THREE BEDROOM SEMI-DETACHED PERIOD COTTAGE is perfectly situated in the heart of the town centre, offering easy access to a wide range of local amenities and EXCELLENT SCHOOLS. The property has been thoughtfully extended to provide over 900 square feet of versatile living space (STMS), blending character features with modern comforts. The welcoming entrance hallway leads to a cosy sitting room with a WOODBURNER, creating an inviting space for relaxation. The highlight of the home is the impressive 22-foot KITCHEN & DINING AREA to the rear which opens directly onto the rear garden, making it ideal for family meals and entertaining guests. A practical ground floor W/C adds convenience, while upstairs THREE WELL PROPORTIONED BEDROOMS and a modern family bathroom can be found. The property is presented in IMMACULATE ORDER and is certainly ready to move straight into! Benefitting from gas central heating and double glazing throughout, ensuring comfort all year round. With its blend of period charm, generous proportions, and a sought-after town centre location, this home offers an exceptional opportunity for both families and professionals. Externally the property boasts a PRIVATE and FULLY ENCLOSED rear garden, providing a tranquil retreat from the bustle of daily life. The garden is mainly laid to lawn, with mature borders and a patio area perfect for al fresco dining or summer barbeques. An outbuilding at the rear of the garden offers useful storage or potential for a hobby space. The front of the property features the all-important OFF ROAD PARKING SPACE, a valuable asset in this central location.



- Period Semi-Detached Cottage
- Town Centre Location With Good Local Amenities
- Extended Accommodation With Over 900 SQFT Internally (stms)
- 22' Kitchen/Dining Room Opening Onto The Garden
- Cosy Sitting Room With Woodburner & Separate Ground Floor W/C
- Three Ample Bedrooms and Family Bathroom
- Private Enclosed Rear Gardens With Outbuilding
- All Important Off Road Parking Space

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

The property is located in 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 Lowgate Street in the heart of the town of Eye, there is the all important parking space to the front suitable for one large vehicle. There is a gate from the driveway to the rear garden as well as the main entrance door to the side which leads into the hall entrance.



## THE GRAND TOUR

Entering the cottage via the main entrance door to the side there is a very welcoming hallway with attractive tiled flooring, understairs storage and the stairs to the first floor landing. Off the hallway is the ground floor w/c, main sitting room and the kitchen/dining room. To the front of the cottage is the sitting room which benefits from exposed timbers, exposed brickwork and a fireplace with inset woodburner. To the rear is the extended kitchen/dining room measuring approx. 22'. The kitchen area is flooded with natural light and houses a range of base level units with wood worktops over as well as appliances to include electric oven/grill, induction hob, extractor fan and dishwasher. There is also space for a fridge/freezer and washing machine. The dining area which flows effortlessly from the kitchen provides plenty of space for a large table as well as double doors leading out to the garden beyond.

Heading up to the first floor landing there are three bedrooms and bathroom. The main bedroom can be found to the front of the cottage with fitted storage. The two further bedrooms are located at the rear overlooking the garden. The family bathroom benefits from a bath with shower over, w/c and hand wash basin as well as fitted storage cupboard.

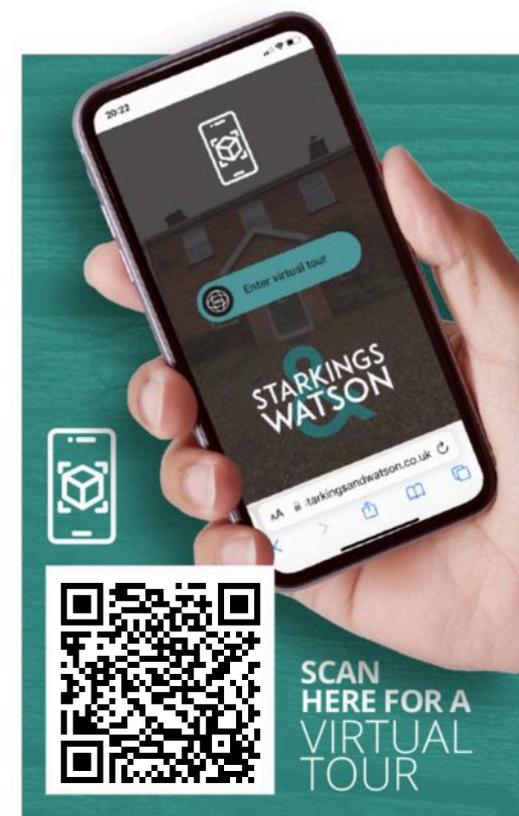
## FIND US

Postcode : IP23 7AS

What3Words : [///reckoned.hotels.enlighten](http://reckoned.hotels.enlighten)

## VIRTUAL TOUR

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







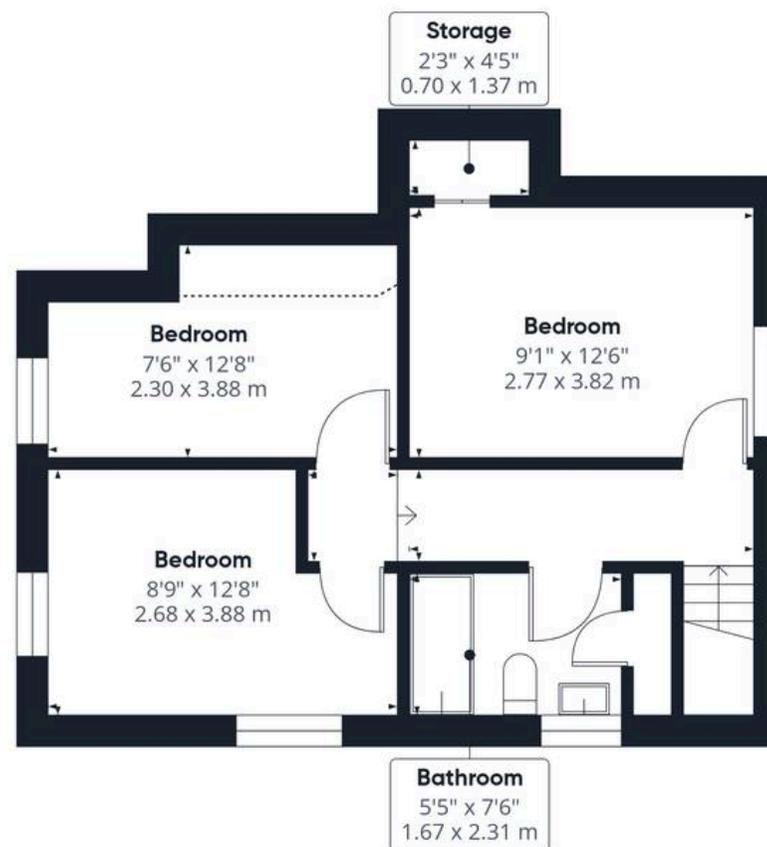
## THE GREAT OUTDOORS

Externally the private rear garden provides a pleasant and enclosed space ideal for outside entertaining in the summer months. There is a large paved patio area at the rear of the house with a step up to the lawned section of garden with mature trees and hedging as well as another paved patio area and shingled pathway. There is a storage outbuilding with adjoining covered storage area as well as timber fencing enclosing and a side gate access to the frontage.





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

901 ft<sup>2</sup>  
83.7 m<sup>2</sup>

**Reduced headroom**

15 ft<sup>2</sup>  
1.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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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