



Gaye Crescent | Eye | IP23 7BW

Guide Price £390,000

twgaze

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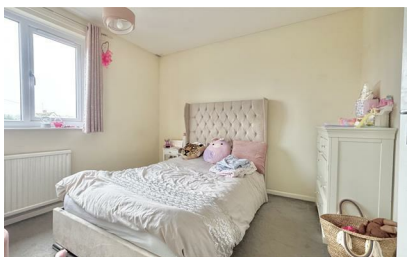
A 1970s family home extended in circa 2020 with a two-storey side addition, providing well-balanced and flexible accommodation including four to five bedrooms, modern living space and off-road parking, set on a corner plot.

- Spacious five-bedroom family home
- Close to Hartismere High School
- Within walking distance of the amenities of Eye
- Generous corner plot
- Parking for multiple vehicles
- Large principal bedroom with en suite

Location

Gaye Crescent is conveniently located close to the centre of Eye. The town is steeped in history and provides an interesting range of local shops and a wide array of social and medical facilities. Hartismere High School offers secondary education to sixth form level and is highly regarded, achieving an 'Outstanding' Ofsted rating in November 2014. The town is also well located for access to the A140 just a mile or so away providing a direct route to Norwich and Ipswich, both around 25 miles distant. Just across the county border into Norfolk is the thriving market town of Diss providing local and national shopping, sporting and leisure facilities, including an 18 hole golf course and driving range. There is a mainline railway station at Diss providing regular intercity services to Norwich (20 minutes), Ipswich (23 minutes) and London Liverpool Street (around 90 minutes). The renowned Suffolk Heritage Coast around Southwold is within 40 minutes or so by car.





Property

Built in the 1970s and extended in circa 2020 with a two-storey side extension, this family home now provides well-arranged and flexible accommodation over two floors.

The ground floor comprises a welcoming entrance hall giving access to the main living spaces. The kitchen dining room is finished in a grey colour scheme and includes a range of fitted units together with a central island, providing additional storage and an informal social space. The generous room also benefits from under floor heating. French doors lead from the kitchen into the rear garden.

The living room is a bright, well-proportioned room with windows overlooking the rear and a door providing direct access to the garden. A fifth bedroom or study is accessed from the kitchen and benefits from convenient access to a ground floor WC, offering flexibility for home working or guest accommodation.

To the first floor is a large principal bedroom with dual aspect windows and a modern en suite shower room. There are three further bedrooms, two of which are doubles, together with a modern family bathroom fitted with a freestanding bath, low level WC and hand basin.

Outside

The property occupies a corner plot position with off-road parking for multiple vehicles to the front. The rear garden is mainly laid to lawn with raised borders, a useful garden shed to the rear and a pedestrian gate providing access in and out of the garden.

Services

Mains electricity and drainage are connected to the property. Heating is provided via a gas boiler.

How to get there

What3words [///scouted.reserving.styled](https://www.what3words.com/)

Viewing

Strictly by appointment with TW Gaze.

Freehold.

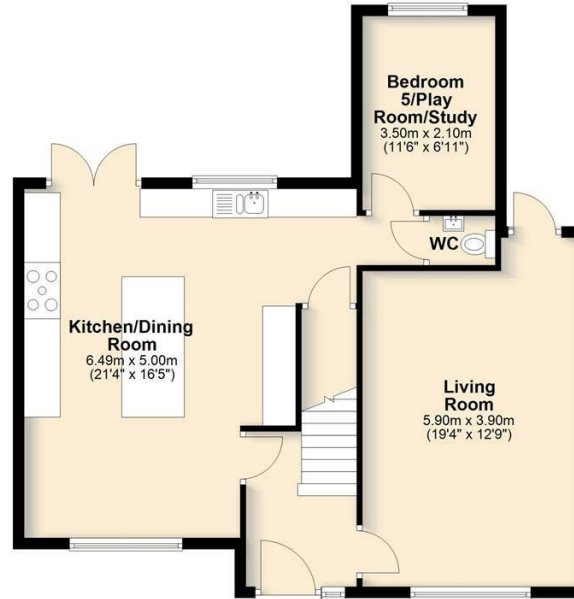
Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

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.

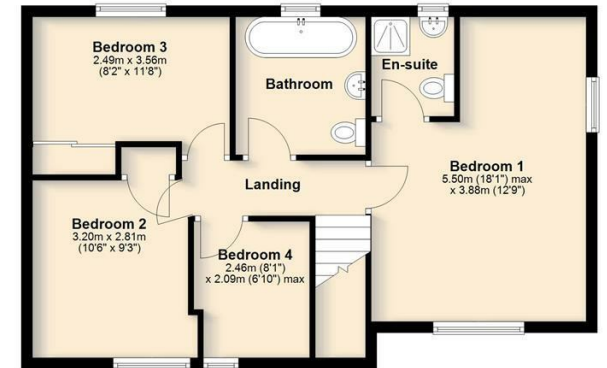
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Ground Floor
Approx. 74.3 sq. metres (799.9 sq. feet)



First Floor
Approx. 58.9 sq. metres (634.4 sq. feet)



Total area: approx. 133.2 sq. metres (1434.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			84
(11-11) B			
(10-10) C		72	
(9-9) D			
(8-8) E			
(7-7) F			
(1-1) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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