

Century Road, Eye IP23 7LE

Offers in the Region of

£475,000

Whittley Parish

Bedrooms: 5 | Bathrooms: 3 | Receptions: 1

- Immaculately presented with over 1,700 sq ft of versatile living
- Landscaped gardens
- Garage
- Three bathrooms (including en-suite)
- Home office/studio
- Utility room
- Walking distance to town centre
- EPC Rating TBC
- Council Tax Band E

Situation
Set towards the north of Eye, this property enjoys a pleasant position on a small no-through close, shared with just a handful of similar homes in a corner-plot setting. Originally built by Wimpey, it's within walking distance of the town centre. Eye itself is a historic market town on the North Suffolk borders, surrounded by the beautiful Waveney Valley countryside. It offers a good range of amenities for everyday living, while Diss, just six miles north, provides an even wider selection—along with a mainline railway station offering regular services to London Liverpool Street and Norwich.

Description
Built in 2001, this five-bedroom detached house offers flexible living across three floors. The current vendors have maintained, enhanced, and upgraded the property to an excellent standard, including a modern gas-fired boiler installed just last year. The accommodation is well laid out, with a large reception room that enjoys a double aspect and French doors opening onto the rear garden. The standout feature, however, is the large kitchen/diner, which offers extensive storage and is fitted with high-quality appliances. A separate utility room leads off the kitchen and, like the kitchen itself, has been recently replaced. Completing the ground floor accommodation is a spacious entrance hall and porch complete the ground floor, creating a welcoming first impression, while a convenient cloakroom/WC adds practicality.

Upstairs, the first floor houses three good-sized bedrooms and two bathrooms, one of which is an ensuite to the principal bedroom. The large landing area deserves special mention, too; as the photographs show, it creates an excellent space for a home office. The second floor offers two further bedrooms, a bathroom, and extensive eaves storage accessed from the landing.













Externally, the property benefits from off-road parking leading up to the garage. Originally a double garage, one half has now been professionally converted into a home office or studio, complete with insulation, plasterboard, and air conditioning—as shown in the floor plans. The rear gardens have been landscaped with low maintenance in mind, featuring artificial turf throughout. Enclosed and private, they enjoy a sunny, south-facing aspect.

ENTRANCE HALL:

WC: - 0.94m x 1.55m (3'1" x 5'1")

LIVING ROOM: - 3.43m x 5.94m (11'3" x 19'6")

KITCHEN: - 3.68m x 7.21m (12'1" x 23'8")

UTILITY: - 1.88m x 2.72m (6'2" x 8'11")

OFFICE: - 2.51m x 4.88m (8'3" x 16'0")

FIRST FLOOR LEVEL - LANDING:

BEDROOM: - 3.48m x 3.48m (11'5" x 11'5")

EN-SUITE: - 1.75m x 1.80m (5'9" x 5'11")

BEDROOM: - 2.82m x 2.90m (9'3" x 9'6")

BEDROOM: - 2.82m x 2.39m (9'3" x 7'10")

BATHROOM:

SECOND FLOOR LEVEL - LANDING:

BEDROOM: - 2.95m x 3.81m (9'8" x 12'6")

BEDROOM: - 3.84m x 2.03m (12'7" x 6'8")

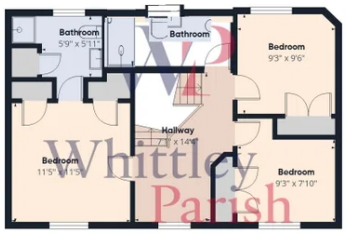
BATHROOM: - 2.46m x 1.65m (8'1" x 5'5")

GARAGE: - 3.07m x 4.83m (10'1" x 15'10")

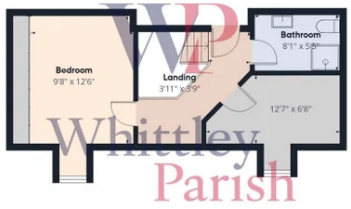
SERVICES:
Drainage - mains
Heating - gas
EPC Rating TBC
Council Tax Band E
Tenure - freehold



Floor 0



Floor 1



Floor 2



Approximate total area[1]

1787 ft²

(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







Viewing Arrangements

Strictly by Appointment
sales@whittleyparish.com
01379 640808

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