



Tuffs Road, Eye - IP23 7LY

**STARKINGS
&
WATSON**

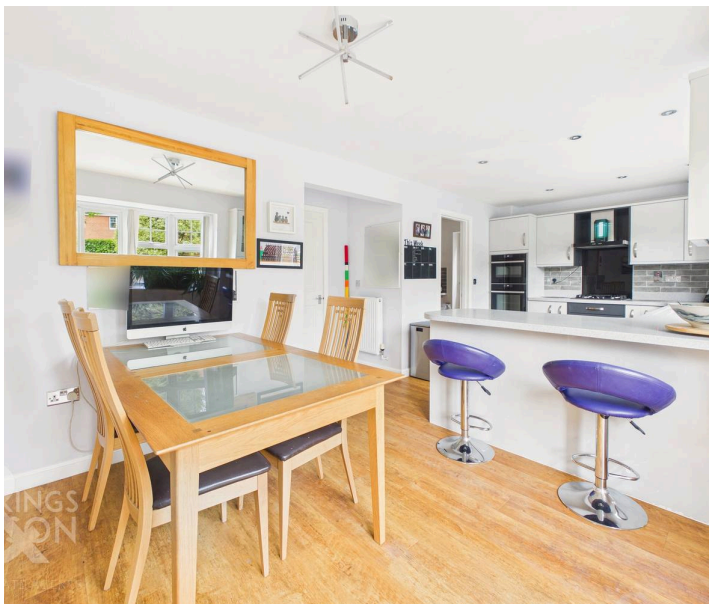
HYBRID ESTATE AGENTS



Tuffs Road

Eye

Located in a TUCKED AWAY AND PRIVATE POSITION within the popular CUL-DE-SAC, this EXECUTIVE STYLE FOUR BEDROOM DETACHED FAMILY HOME offers a GENEROUS FOOTPRINT OF OVER 1540 SQFT (stms), delivering versatile and spacious living for the modern family. The house has been well looked after over the year and recently upgraded presenting in EXCELLENT ORDER. Step through the welcoming entrance hall into THREE BRIGHT RECEPTION ROOMS, ideal for both relaxed family gatherings and entertaining guests. The UPGRADED KITCHEN/DINING ROOM features CONTEMPORARY FINISHES and ample space for dining, seamlessly connecting to a SEPARATE UTILITY ROOM for added convenience. Upstairs, FOUR DOUBLE BEDROOMS provide comfortable retreats, with THREE BATHROOMS in total, including TWO EN-SUITES. Two of the bathrooms have also been very recently upgraded. The principal bedroom impresses with its EN-SUITE and generous proportions as well as built in furniture, while each additional bedroom is thoughtfully designed for versatility (perfect for guests, children, or a home office).



Throughout, the property boasts a light-filled, airy atmosphere, creating a welcoming home ready to move into. A DOUBLE GARAGE and DRIVEWAY PARKING offer practicality and security, making this home as functional as it is stylish. The rear garden provides a PRIVATE, LANDSCAPED family friendly space perfect for play and entertaining. This beautifully maintained space features a blend of lush lawn, mature planting, and paved seating areas (ideal for summer barbeques or alfresco dining). At the rear, an EXCELLENT HOME OFFICE/STUDIO provides a quiet retreat for remote working, creative pursuits, or a home gym, ensuring flexibility to suit your lifestyle.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached Executive Style Family Home
- Tucked Away & Private Position
- Generous Footprint Of Over 1540 SQFT (stms)
- Three Bright Reception Rooms
- Upgraded Kitchen/Diner & Separate Utility Room
- Four Double Bedrooms & Three Newly Fitted Bathrooms With Two En-Suites
- Private Landscaped Rear Garden With Excellent Home Office/Studio
- Driveway Parking & Double Garage



The property is located on the edge of the small 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

Approached using the cul-de-sac, the house can be found down a small private driveway partly shared with the neighbour leading to the driveway parking and double garage. There is space to comfortably park four vehicles to the front. The hard standing driveway leads to the main entrance door to the front which is partially covered. There is also side access to the rear garden as well as an EV charger to the front.

THE GRAND TOUR

Entering via the main entrance door to the front there is a spacious and bright entrance hallway with stairs ahead to the galleried landing. There is a door to the ground floor w/c as well as doors to the main reception spaces. The first room to the front is a bay fronted office/play room. Double internal doors lead from the hallway to the sitting room again with an attractive bay window to the front and a feature cylindrical woodburner. Double doors from the sitting room lead through to the family room beyond with double doors out to the garden. There is a door connecting the kitchen/dining room and the family room, with the kitchen also accessible from the main hallway. The stylish kitchen has been upgraded and now provides a sleek range of wall and base level units with rolled edge worktops over as well as integrated appliances including double eye level ovens, gas hob and extractor fan with space for dishwasher.

Double doors lead out to the garden from the dining space and a door leads from the kitchen to the utility room adjacent. The excellent utility offers a further range of fitted units with space for white goods, the wall mounted gas fired boiler and a door to the side garden.

Heading up to the first floor galleried landing there is fitted storage as well as access to all bedrooms. There are four generous double bedrooms with two located to the front and two to the rear. The second largest bedroom benefits from an en-suite shower room with the master bedroom also housing a newly fitted en-suite with rainfall shower and fitted storage with w/c and hand wash basin. The master bedroom also offers a range of fitted storage. The family bathroom also off the landing has again been recently upgraded with a bath and rainfall shower over as well as fitted storage with a w/c and hand wash basin.

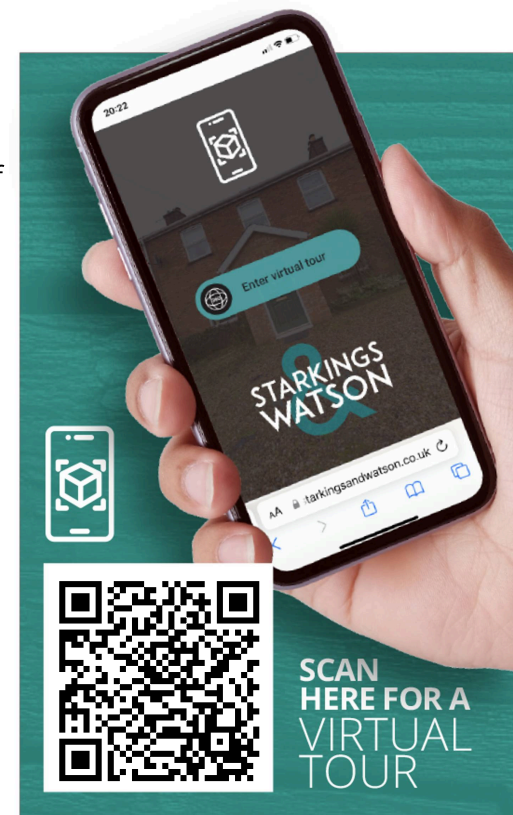
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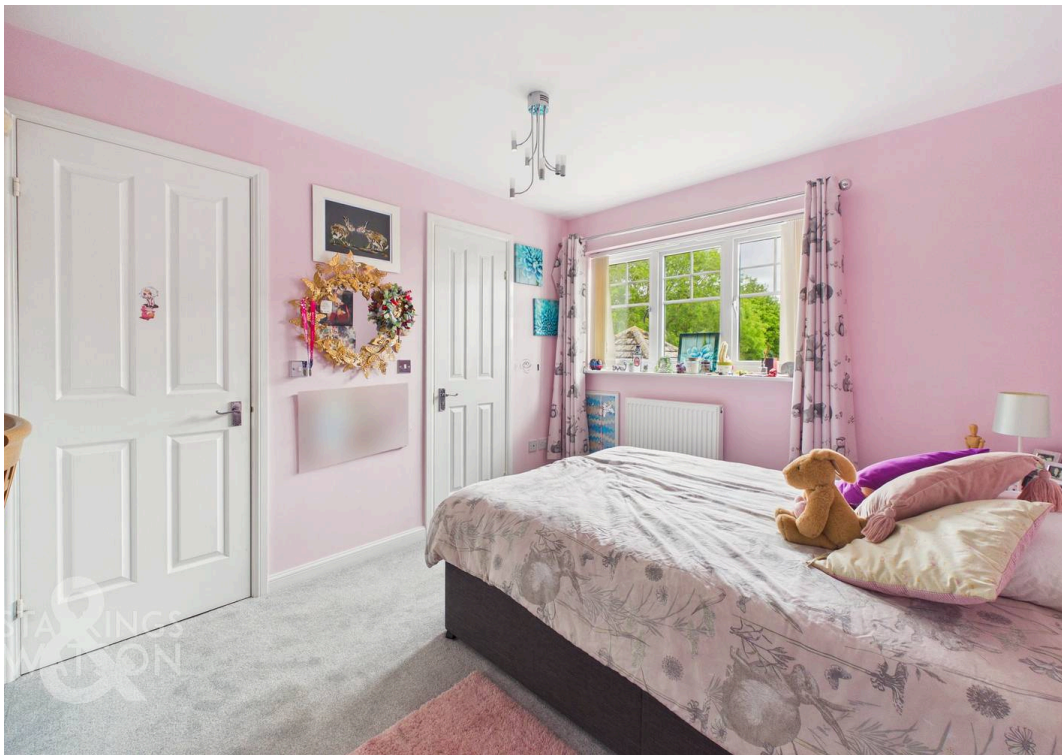
Postcode : IP23 7LY

What3Words : ///examine.clotting.brittle

VIRTUAL TOUR

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



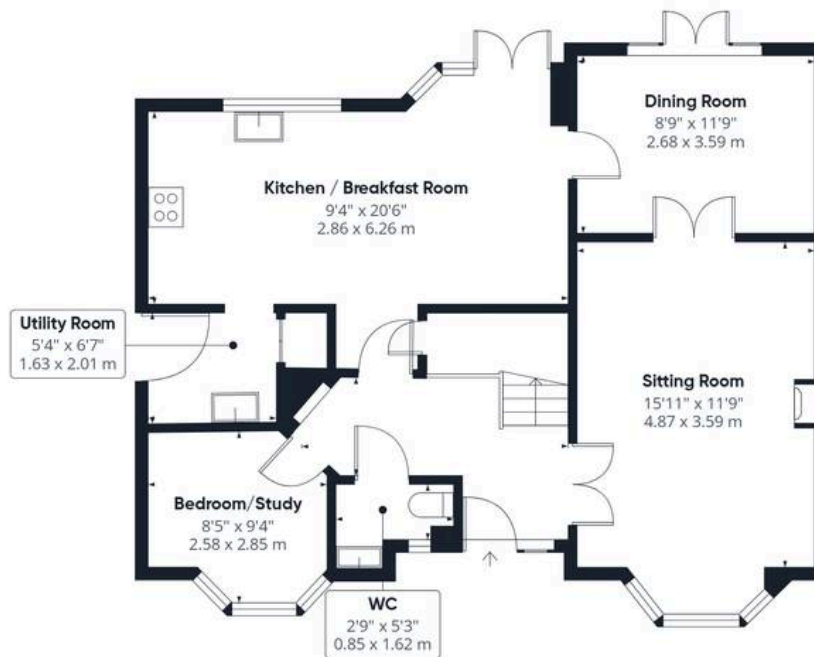




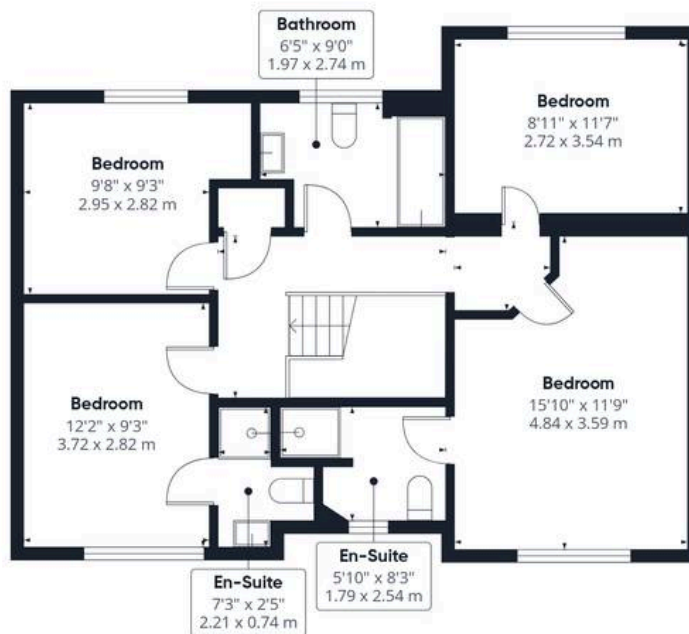
THE GREAT OUTDOORS

The well kept and fully landscaped rear garden is a good size for the development with a sunny aspect. There is an extensive paved terrace at the rear of the house with attractive panelled fencing and a low level wall enclosing. The terrace provides plenty of space for entertaining and outside dining. A step leads up to the main section of garden which is laid to lawn with mature planting trees and shrubs lining the edge of the lawn. The lawns lead to a timber built studio at the bottom of the garden with power and light providing the perfect teenagers space, studio or home office. To the side there is very useful covered storage





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1546 ft²

143.6 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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