



Eyke, Woodbridge

Guide Price £250,000

- Ideal for Access to Woodbridge and the Coast
- Wealth of Charm and Character
- First Floor Bathroom
- Oil Fired Central Heating and Double Glazing
- Large 80ft long Garden
- Wood Burning Stove
- Open Plan Sitting Room and Kitchen/Dining Room
- 2 Double Bedrooms
- EPC - D

The Street, Eyke

A CHARMING RED BRICK SUFFOLK COTTAGE with LARGE GARDEN.

Eyke is a small and attractive East Suffolk village located just a few miles north-east of Woodbridge, surrounded by open countryside and farmland. Known for its peaceful setting and strong community feel, it offers a mix of period cottages, farmhouses and modern homes, with St Matthew's Church and the village hall forming the heart of local life. The area is popular for walking and cycling, with easy access to the River Deben and the wider Suffolk countryside.

While Eyke itself has a quiet, rural character, it benefits from excellent proximity to Woodbridge, where residents can access supermarkets, independent shops, cafés, schools and rail links to Ipswich and London. The Suffolk coast, including destinations such as Aldeburgh and Orford, is also within easy reach, making the village appealing to those seeking a relaxed countryside lifestyle with convenient connections to town and coast.



Council Tax Band: B



DESCRIPTION

Situated in the heart of the village and just a short drive from the well-served market town of Woodbridge on the River Deben, 2 Myrtle Cottages is a charming mid-terrace home of red brick elevations beneath a slate roof, blending period character with modern comfort. Accessed via a right of way over a shingle driveway, the property enjoys a particularly impressive rear garden extending to around 80 feet in length. Laid mainly to lawn and bordered by mature trees and shrubs, the garden provides a peaceful outdoor retreat and includes a 14ft long timber store/workshop along with a secluded seating area beside the cottage—ideal for alfresco dining and relaxing.

The rear entrance opens into a kitchen forming part of an open-plan ground floor, where the kitchen and dining area sit to the rear and the sitting room lies to the front, subtly divided by exposed timber framing. The kitchen is fitted with a range of base and wall cupboards and benefits from two windows overlooking the garden, while the cosy sitting room features a fireplace with woodburning stove, a window to the front aspect, and an enclosed staircase with useful storage below rises to the first floor.

Upstairs, the landing leads to two well-proportioned bedrooms and a bathroom fitted with a panelled bath with electric shower over, hand basin and WC.

Rich in character, the cottage retains many original features including exposed timbers and traditional latch doors, complemented by modern double glazing and oil-fired central heating. The result is a warm, welcoming and comfortable home in a convenient and sought-after location close to Woodbridge and the surrounding Suffolk countryside.

TENURE

Freehold

OUTGOINGS

Council Tax band currently B

SERVICES

Mains electricity and water, septic tank drainage.

VIEWING ARRANGEMENTS

Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: aldeburgh@flickandson.co.uk
Tel: 01728 452469 Ref: 20412/RDB.

FIXTURES AND FITTINGS

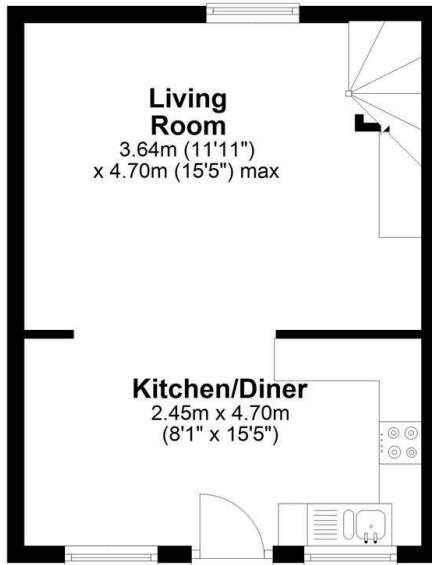
No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.





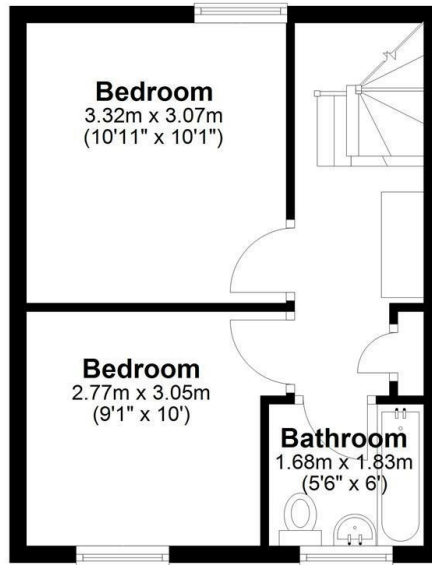
Ground Floor

Approx. 29.1 sq. metres (313.2 sq. feet)



First Floor

Approx. 29.1 sq. metres (313.2 sq. feet)



Total area: approx. 58.2 sq. metres (626.3 sq. feet)



Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com