



Millfield, Castleton Way | Eye | IP23 7DE

Guide Price £180,000

twgaze

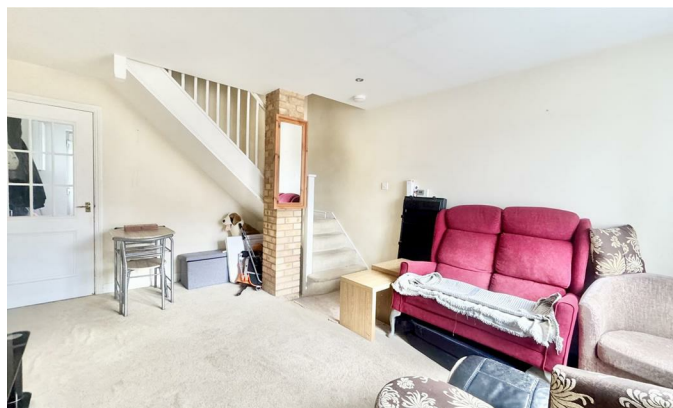
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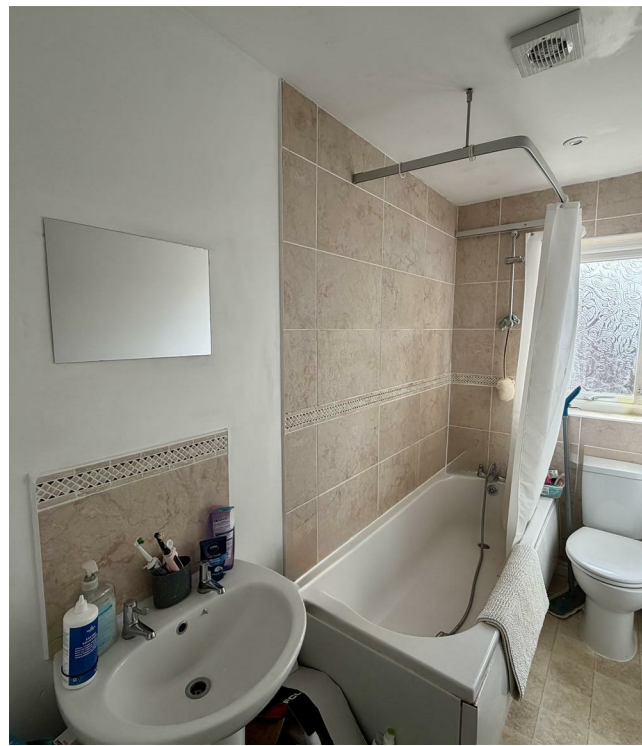
A well-presented two-bedroom home offering spacious living accommodation, an upgraded modern kitchen, and a low-maintenance rear garden with decking and rear access — ideal for first-time buyers, investors or those seeking a manageable home.

- Spacious sitting/dining room
- Upgraded modern kitchen with grey units
- Two double bedrooms
- Close to amenities of Eye
- Ideal 1st time buyer or investment purchase
- **** NO ONWARD CHAIN****

Location

Eye is a pretty north Suffolk town, being just a few minutes' walk away from the shops and amenities. Eye offers a good range of day-to-day facilities including well regarded secondary schooling and is steeped in history with its castle mound and abbey remains. The surrounding countryside is attractive with many interesting country walks and the town is well placed for access to the A140, with both Norwich and Ipswich around 25 miles away. Diss and its mainline railway station on the Norwich to London Liverpool Street line (journey time to London approximately 90 minutes) is just 6 miles away, and the Heritage Coast around Southwold, Aldeburgh and Walberswick is within 40 minutes or so by car.





Property

The property is entered via an entrance hall, providing useful additional space before leading into the main living accommodation. The sitting room is particularly spacious and offers ample room for both lounge furniture and a dining table, creating a versatile open-plan living and dining environment. Stairs ascend from the living room to the first floor landing.

The kitchen has been upgraded and is fitted with modern grey units, offering a contemporary finish and practical layout. A new electric oven was fitted in July 2025, and a door from the kitchen provides direct access to the rear garden.

On the first floor, the landing gives access to two double bedrooms. The bathroom is fitted with a modern suite, complemented by neutral-toned tiling, creating a clean and timeless aesthetic.

The property benefits from UPVC double glazed windows and is heated via a gas fired central heating system, with a new gas boiler installed in December 2024 and benefitting from a warranty until December 2029. The property has an EPC rating of C.

Outside

To the front of the property there are two tarmac off-road parking spaces.

The rear garden is accessed directly from the kitchen and has been designed with ease of maintenance in mind. There is an initial decking area providing space for seating and outdoor entertaining, with the remainder of the garden laid to artificial lawn. The garden has recently been re-fenced and further benefits from a pedestrian gate to the rear, allowing for convenient external access.

Services: The property has mains electricity, gas and drainage connected.

How to get there: [What3words ///pancakes.catching.snug](#)

Viewing: Strictly by appointment with TW Gaze.

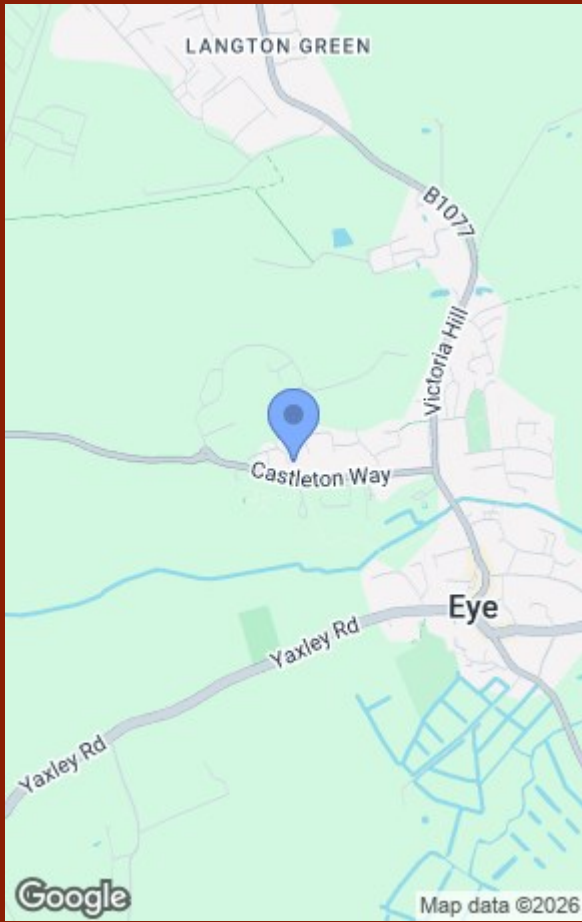
Tenure: Freehold

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.

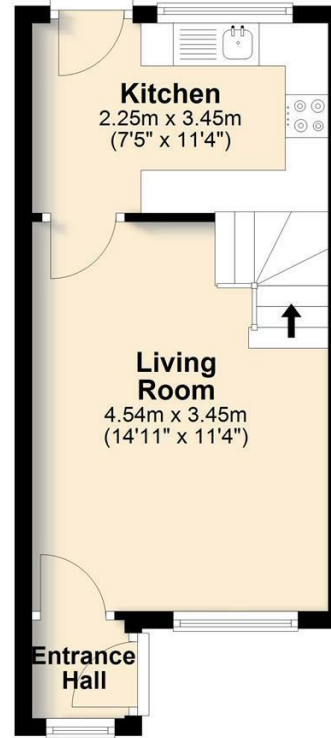
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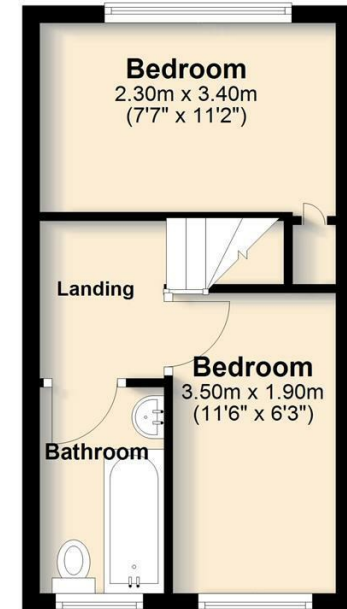
Ground Floor

Approx. 25.0 sq. metres (268.7 sq. feet)



First Floor

Approx. 22.9 sq. metres (246.4 sq. feet)



Total area: approx. 47.9 sq. metres (515.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			
(69-80) C		73	79
(55-68) D			
(39-54) E			
(17-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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