



Plot 3  
Dove Lane  
Eye  
Suffolk

Guide Price £495,000



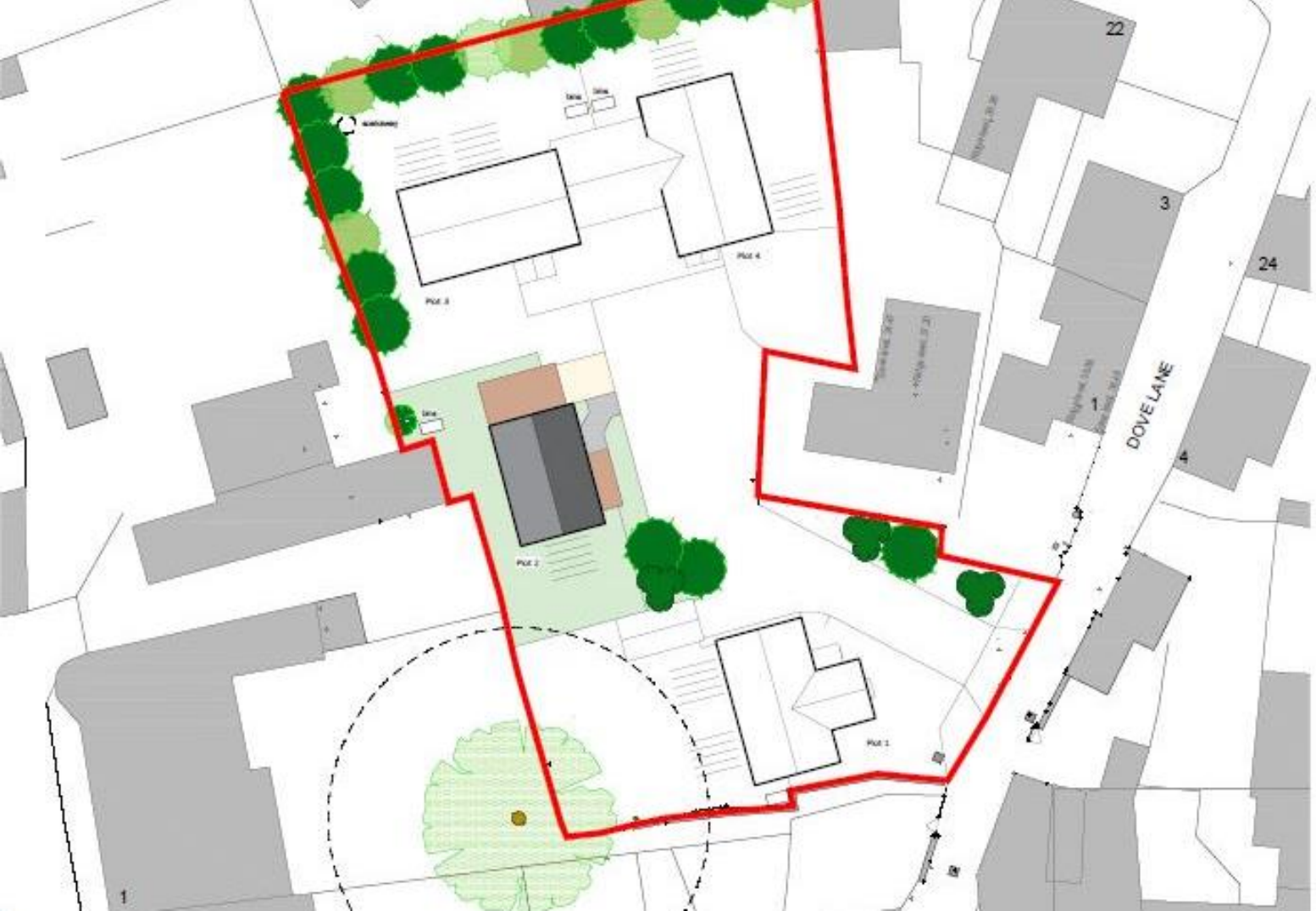




- Set in the well served historic town of Eye
- 4 generous size bedrooms
- Highly regarded local builder

This small development of 3 properties enjoys an enviable position in Eye being walking distance to the town centre. 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 rail 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

Danny Ward has been building houses in Norfolk and Suffolk for many years and has an excellent reputation for quality and after care. His style of house complements the traditional architecture of the region and they are designed with the family in mind. The quality of fittings is to a high standard with features such as the granite windowsills and underfloor heating as well as the stylish kitchen and bathrooms which are a blend of traditional and modern. The internal layout has been designed to maximise the living space with a large lounge with a wood burner and spacious open plan Kitchen/dining room. Separate utility/boot room is provided within the property with external door, an essential for modern day living.

Plot 3 has a large master suite with a separate dressing room, en-suite shower room and useful built in wardrobes. There are three further bedrooms with fitted wardrobes and a family bathroom completes the accommodation on offer.

### Outside

Plot 3 offers a generous garden laid to lawn with a large sandstone patio easily large enough for entertaining in the summer months and is accessed from multiple points at the rear of the house. There is a linked single garage with a useful door accessing the rear garden. Additional parking for a least two cars is available immediately in front of the property.

### Services

Mains water, drainage and electricity are connected to the property an eco friendly air source heat pump powers the underfloor heating and hot water.

### Directions:

From Diss heading south on the A140 turn left at the Roy Humphrey roundabout signposted to Eye. Follow the road into Langton green and into the centre of Eye. Turn left into Church Street and left again into Dove Lane where the development is on the left clearly indicated by our for sale board.

### Viewing

Strictly by appointment by TWGaze

### Freehold.

### Important Notice

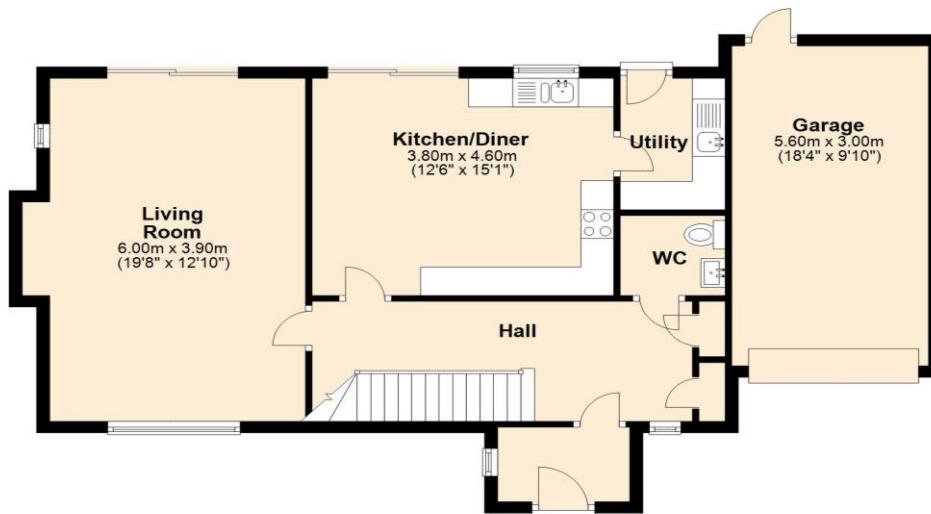
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### Ground Floor

Approx. 82.6 sq. metres (889.2 sq. feet)



### First Floor

Approx. 79.6 sq. metres (856.9 sq. feet)



Total area: approx. 162.2 sq. metres (1746.1 sq. feet)

**For illustrative purposes only. NOT TO SCALE.**

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