



4 Tuffs Road
Eye
Suffolk
IP23 7LY

Guide price £485,000
NO ONWARD CHAIN





- 4 generous bedrooms
- Quiet tucked away position
- Large Rear Garden
- Open plan kitchen/breakfast room
- Located in the pleasant and historic town of Eye.

Location

This property occupies an enviable position within this small and 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 90 minutes) just 6 miles away and the Heritage Coast around Southwold, Aldeburgh and Walberswick within 40 minutes or so by car.





The Property

This substantial four bedroom property sits nestled at the bottom of small cul de sac with views at bottom overlooking fields. Upon entry you will find a pleasant spacious reception hall leading feeding off to all the reception rooms. The sitting room which opens up into the dining area is bright and airy and the extends the entire depth of property so enjoys from of the front and rear gardens. There is a large and well appointed kitchen which enjoys views of the rear garden and offers a breakfast room for a less formal dining setting should you wish. It also benefits from a useful connected utility room which has an external door to the side of the property and offered access to the garage. Upstairs you will find a spacious landing leading to for generous bedrooms, two of which are en-suite and furnished with a neutral suite and then a family bathroom completes the accommodation.

Outside

The garden is mainly laid to lawn with herbaceous borders with a spacious patio accessed via French doors to the rear of the property. A foot path leads you down to summer house at the bottom of the garden. There is pedestrian access down both sides of the property and there parking for multiple cars in front of the double garage.

Services

Mains water, drainage and electricity are connected to the property and heating is powered by a gas boiler.

Directions

From Diss heading through Langton Green into Eye, take the left hand turn into century road and then into tuffs road and property will be found on the right clearly marked by a for sale board.

Freehold.

Council Tax Band:

Ref: I9453/KH

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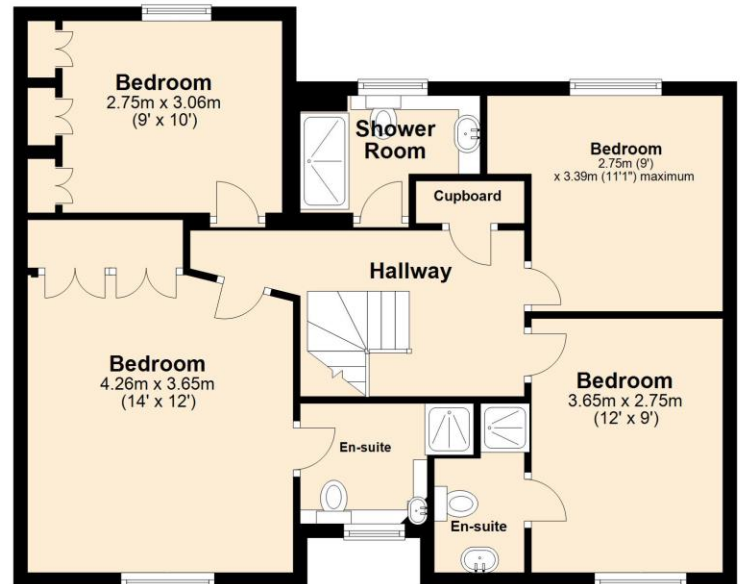
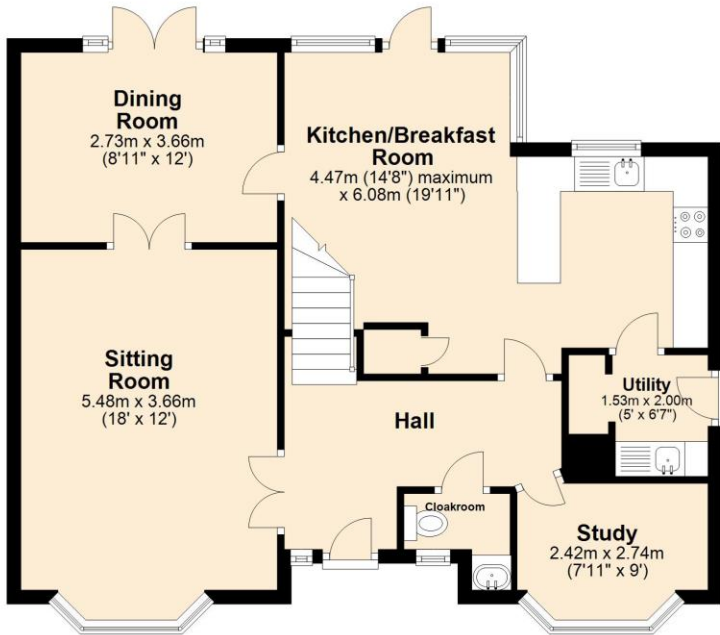
EPC - TBC

First Floor

Approx. 69.5 sq. metres (748.0 sq. feet)

Ground Floor

Approx. 70.6 sq. metres (759.8 sq. feet)



Total area: approx. 140.1 sq. metres (1507.8 sq. feet)

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