

Haygate, Eye



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ESTATE AGENTS

A well maintained 3/4 bedroom detached chalet style bungalow with a driveway and garage benefiting from gas fired central heating and double glazed windows.

The accommodation briefly comprises:

Entrance Hall
Lounge
Dining area
Kitchen
Study/bedroom 4
3 bedrooms
Bathroom
Separate wc
Garage

Location

The historic town of Eye, is well regarded for its facilities and schooling, in particular 'Hartismere School'. Eye provides a range of independent shops including 2 small supermarkets, tea rooms, coffee shops, chocolaterie, popular public house, Post Office, Bank, health centre and professional services. In the neighbouring town of Diss you will find a mainline train station with direct links to Norwich, Ipswich and London Liverpool Street. The Suffolk heritage coastline is only 20 miles away, which is home to the popular seaside towns of Aldeburgh and Southwold.



The Property

As you walk into the entrance hall you will notice how light and airy this home is and benefits from having an extension to the rear offering a 3rd bedroom upstairs and a dining area to the ground floor. The entrance hall leads you to all the principle downstairs reception rooms and stairs to the first floor with a cupboard under. The kitchen has worktop surfaces surround with a single drainer stainless steel sink unit inset. There is plumbing for an automatic washing machine and gas point for a cooker. Access from here leads you to the lovely bright lounge and dining area. Coming out of here leads back into the entrance hall and access to the study/bedroom 4. The first floor has 3 bedrooms with the master bedroom to the front and the other two bedrooms to the rear. The bathroom has a panelled bath and vanity sink. Next to this is the separate wc with a low level wc.



Outside

The property is located on an elevated position with a good size open plan front garden in the main laid to lawn with a brick weave driveway with car parking leading to a detached garage with an up and over door. There is a side entrance to the rear garden which is in the main laid to lawn with fencing around and has a garden shed and covered storage area.

Fixtures and Fittings All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services: Gas fired radiator central heating.

All mains services are connected.

Local Authority: Mid Suffolk Council

Tax Band: C

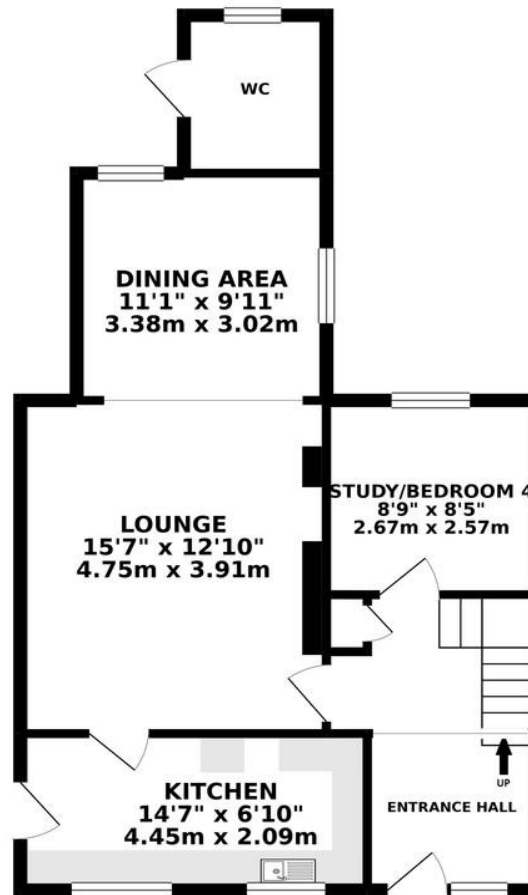
Energy Rating: TBC

Postcode: IP23 7BN

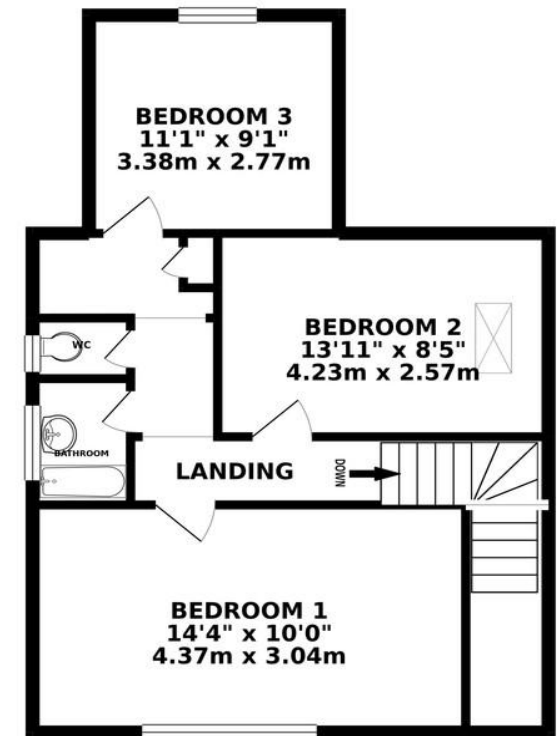
Tenure: Vacant possession of the freehold will be given upon completion.

Agents Note: The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

GROUND FLOOR 610.69 sq. ft.
(56.73 sq. m.)



1ST FLOOR 573.77 sq. ft.
(53.31 sq. m.)



TOTAL FLOOR AREA : 1184.46 sq. ft. (110.04 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.