



Tudor Court, Occold, Eye, IP23 7PZ
Guide Price £260,000 - £270,000



PRESENTED IN AN EXCELLENT DECORATIVE ORDER, THIS SPACIOUS THREE BEDROOM DETACHED HOUSE OCCUPIES A PLEASING POSITON WITHIN A SMALL INDIVIDUAL PRIVATE CLOSE, BENEFITING FROM WESTERLY FACING REAR GARDENS, SINGLE GARAGE AND NO ONWARD CHAIN.

Tudor Court, Occold

Key Features

- Single garage
- Westerly facing rear gardens
- Good off-road parking
- Immaculately presented
- No onward chain
- Secluded/private close
- Council Tax Band C
- Freehold
- Energy Efficiency Rating D.

Situation

Situated within the tranquil and traditional village of Occold, the property is found in a most pleasing position upon a small individual close of just some three other properties, set back off the road and having a good deal of off-road parking to the front. Occold is a small and attractive village still retaining a strong and active local community helped by way of having a local infrastructure with primary school, public house, village hall and fine church. The beautiful north Suffolk countryside surrounds with the village being located just three miles to the south east of Eye offering an extensive and diverse range of many day to day amenities and facilities.

Description

The property comprises of a three bedroom detached house having thought to have been built in the 1970s and of traditional brick and block cavity wall construction under a pitched tiled roof and heated by an oil fired central heating boiler via radiators. During the vendors time of ownership the property has been much enhanced, still presented in a most excellent decorative order throughout.

Externally

The property is approached via a shingle driveway leading up to the house and adjacent garage giving good off-road parking for three to four cars. The front gardens are enclosed by recently planted beech hedging with there being side access to the rear gardens. Single garage, measuring 16' 4" x 8' 3" (4.98m x 2.53m), with electric roller door to front, power/light connected, boarded space in eaves for storage. Adjacent to the garage is a timber shed measuring 4' 10" x 10' 0" (1.48m x 3.05m) of timber construction and with power/light connected giving useful space for a utility area. The main gardens are found to the rear of the property and benefit from being of a most generous size being predominantly laid to lawn and backing on to established treeline giving a leafy green feel and a good deal of privacy/seclusion within.



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The rooms are as follows:

ENTRANCE HALL: 4' 1" x 5' 7" (1.25m x 1.71m) A pleasing first appearance with replaced brace and batten doors giving access to the reception room and kitchen/diner. Stairs rising to first floor level. Good space for shoes and coats.

KITCHEN/DINER: In essence separated into two rooms with the kitchen measuring 8' 1" x 11' 2" (2.47m x 3.41m) found to the rear aspect of the property and having views and direct access onto the rear gardens. The kitchen offers a good range of wall and floor units with marble effect roll top work surfaces, inset stainless steel sink with drainer and mixer tap, four ring electric touch hob with extractor above and double oven to side. Space/plumbing for automatic washing machine or dishwasher.

DINER: 9' 4" x 8' 9" (2.86m x 2.67m) With window to the front aspect and oak flooring. Under stairs storage cupboard to side.

RECEPTION ROOM: 17' 5" x 11' 8" extending to 12' 6" (5.32m x 3.56m extending to 3.82m) A bright and spacious double aspect room with window to front and upvc double glazed French doors to rear. Oak flooring. A particular focal point is the inglenook style fireplace with pamment tiled hearth, revealed red brick work and oak mantle over.

FIRST FLOOR LEVEL:

LANDING: Giving access to the three bedrooms and bathroom. Built-in airing cupboard to side. Access to loft space above. Replaced internal brace and batten doors.

BEDROOM ONE: 9' 11" extending to 11' 10" x 11' 9" (3.04m extending to 3.62m x 3.60m) With window to the front aspect being a large master bedroom, enjoying views into the close and church beyond. Double built-in storage cupboard over stairs.

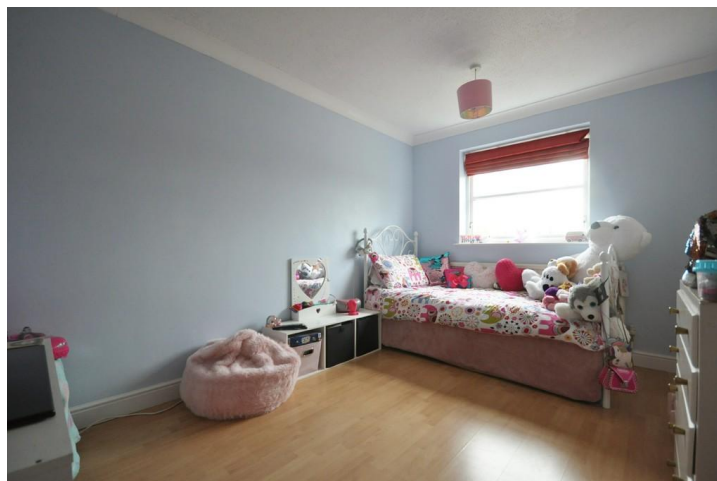
BEDROOM TWO: 11' 8" x 8' 11" (3.58m x 2.72m) Found to the front aspect of the property and being a generous double bedroom. Double built-in storage cupboard to side.

BEDROOM THREE: 7' 1" x 8' 1" (2.17m x 2.47m) Found to the rear of the property and having views over the rear gardens and woodland beyond.

BATHROOM: 5' 3" x 5' 10" extending to 7' 10" (1.62m x 1.78m extending to 2.39m) With frosted window to the rear aspect, a replaced matching suite with P shaped bath and double headed shower over, low level wc, hand wash basin and heated towel rail.

VIEWINGS: Strictly by appointment with Whittley Parish Estate Agents, please contact a member of the sales team at our Diss office on 01379 640808.

OUR REF: 7368



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