



# 7 ORCHARD CLOSE

EYE, SUFFOLK, IP23 7DW





A well presented 4 bedroom detached house in the desirable village of Eye.

**This beautifully presented bright and contemporary home boasts an abundance of living space. The downstairs accommodation comprises of living room, kitchen with integrated dishwasher and 6 burner range cooker, study/ bedroom, dining room, conservatory & WC. Upstairs you will find 4 bedrooms, 2 of which benefit from an ensuite, and a fully tiled family bathroom. Outside there is off road parking, a garage, and a well tendered garden with patio, lawn, pond, a flowering cherry blossom tree and a variety of mature shrubs. This immaculate home has recently been repainted to the exterior and is conveniently situated within walking distance of local amenities. Along the way you'll discover the history and beauty of this sought after village. Viewing essential to appreciate this lovely home.**

#### LOCATION

Eye has many historic and listed buildings together with Cafes, Deli, Pharmacy, Butchers, Bakery, Hardware shop, Hairdressers, Reflexologist, Haberdashery shop, Chocolatier, Country market in Town Hall, Antique shop, Bank Arts

Centre, WI, choir, Library, Country Pub, 2 Co-op supermarkets and Post office. Hartismere High School provides secondary education and Graded as Outstanding in its last Ofsted inspection. Diss lies 4 miles away and offers amenities including schools, health and sports facilities. Diss has direct rail services to London Liverpool Street station (approximately 1 hour and 20 minutes)

#### SERVICES

Gas fired central heating. Mains electrics, water and drainage are connected to the property. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

#### LOCAL AUTHORITY

Mid Suffolk District Council  
Council Tax Band – D

#### ENERGY PERFORMANCE

D Rating

#### VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.















SOUGHT AFTER  
LOCATION



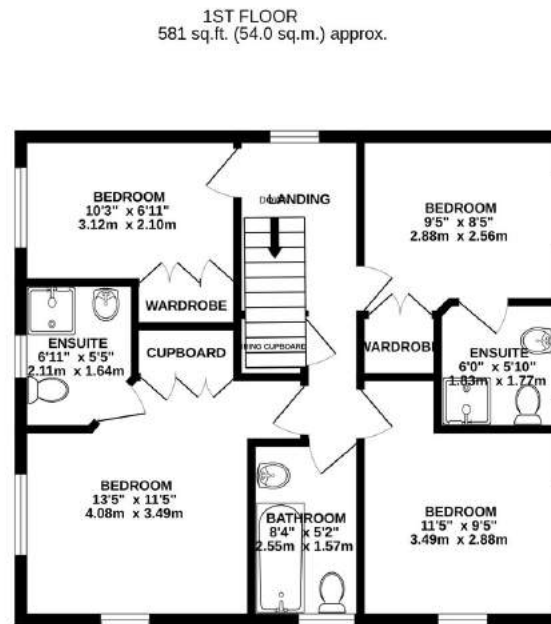
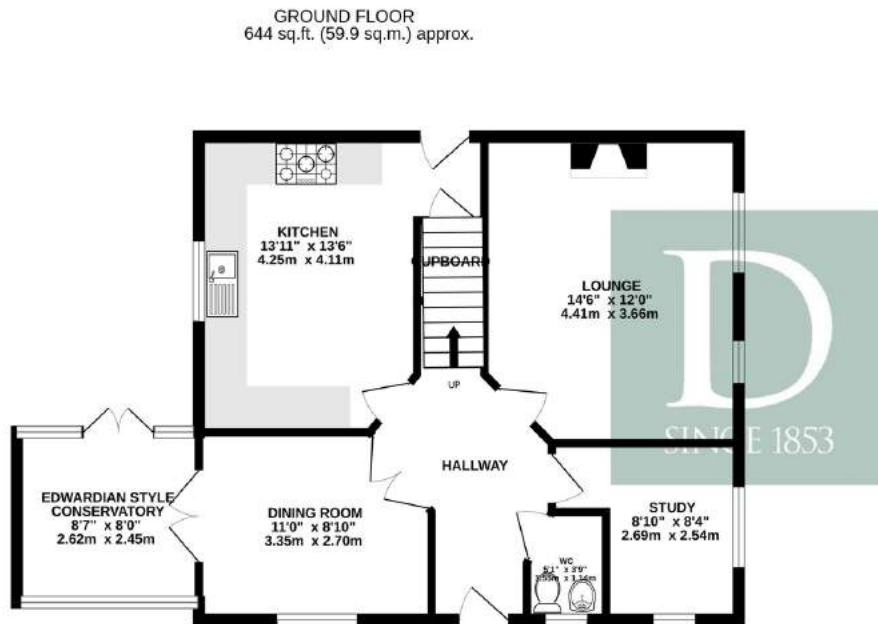




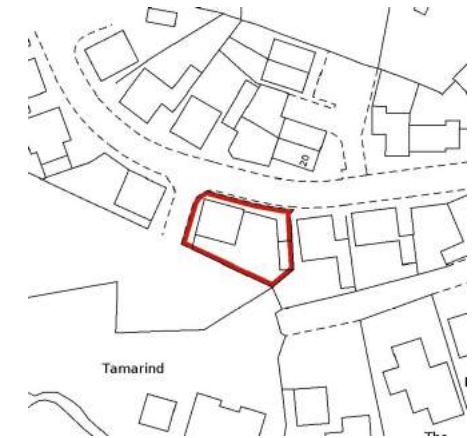




## FLOOR PLAN



## LOCATION PLAN



**TOTAL FLOOR AREA: 1226 sq.ft. (113.9 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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### CONTACT US

Durrants, 2b Market Hill, Diss, Norfolk,  
IP22 4JZ

Tel : **01379 642233**

Email : [diss@durrants.com](mailto:diss@durrants.com)