



Blue Horizon Langton Green, Eye

Guide Price £450,000 - £475,000

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Guide Price £450,000 - £475,000. This spacious detached bungalow offers a private and well-appointed home within walking distance of the town centre, featuring a gated driveway, ample parking, and a beautifully maintained wrap-around garden. Inside, the property is light and airy, with a fully fitted kitchen, matching utility room, three versatile reception rooms, and a conservatory. The accommodation includes four double bedrooms, with the 22ft master bedroom boasting an en-suite, plus a cloakroom and a separate shower room for added convenience. Additional benefits include a water softener, gas central heating and a partially converted garage providing extra storage space.

The Location

Eye is a picturesque jewel of a town in North Suffolk with listed buildings, independent shops, traditional butchers, village pub, Ofsted outstanding rated schools, supermarkets, post office, health centres, historical churches and much more. Positioned centrally within Norfolk & Suffolk, the principal towns of Ipswich, Norwich & Bury St Edmunds are all within a similar distance of around 20 miles. Equally, the busy market town of Diss is around 5 miles distant providing, amongst other things, a mainline rail station with commuter service to London Liverpool Street in around 90 minutes, making the area popular and convenient for commuters whilst offering beautiful walks and a relaxed life style.





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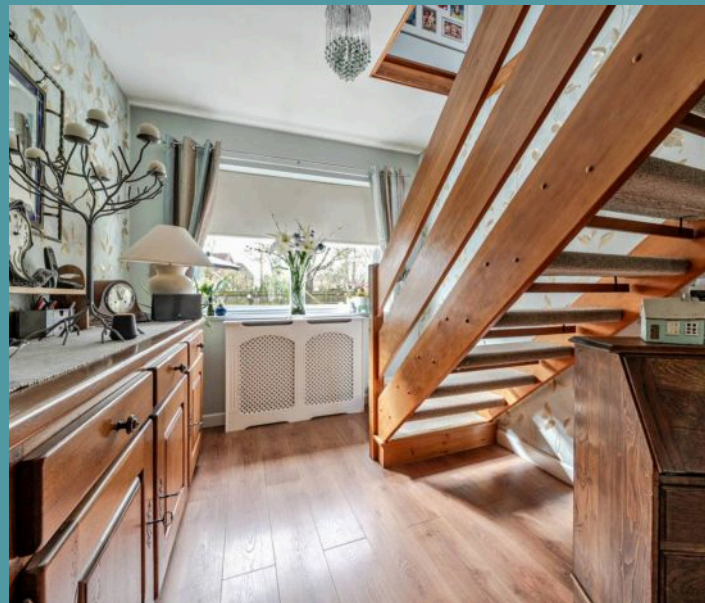
Blue Horizon, Langton Green

This detached bungalow presents an outstanding opportunity for those seeking space, privacy, and modern convenience, all within easy reach of the town centre.

Accessed via a gated driveway, the property enjoys a private setting with ample off-road parking and a wrap-around garden, offering a perfect balance of indoor and outdoor living. A new septic tank was installed just three years ago, and a water softener has been fitted, enhancing the home's efficiency and comfort.

Inside, the layout is both light and airy, with generously sized rooms and a seamless flow between spaces. The fully fitted kitchen is well-equipped with matching wall and base units, integrated eye-level double oven, ceramic hob with extractor, and plenty of worktop space.

A matching utility room offers further storage, integrated fridge and freezer, and space for a washing machine, tumble dryer, and dishwasher, keeping household tasks separate from the main living areas.



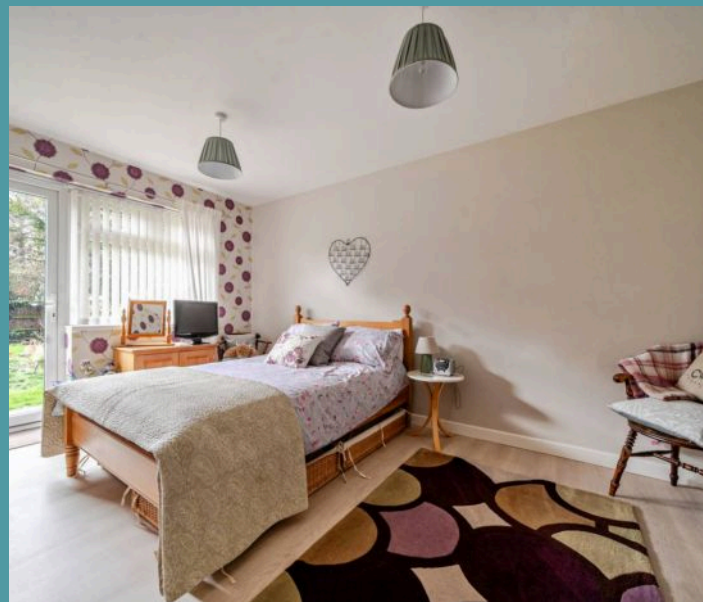


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With three reception rooms and a conservatory, the property offers versatile living spaces to suit a variety of needs. The spacious lounge enjoys dual-aspect windows that flood the room with natural light, while the separate dining room provides an ideal setting for family meals or entertaining. A third reception room offers flexibility as a study, playroom, or snug. The conservatory opens directly onto the garden, creating a bright and peaceful retreat for year-round enjoyment.

Upstairs, the 22ft master bedroom is an exceptional feature, boasting an abundance of space and a private en-suite shower room. Two further double bedrooms are also well-proportioned, with one benefitting from its own en-suite shower room and a walk-in storage cupboard. A fourth double bedroom is located on the ground floor, offering easy access to the garden—ideal for guests or multi-generational living. A cloakroom and a separate shower room with a walk-in rainfall shower provide additional convenience.





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The wrap-around garden is beautifully maintained, featuring mature trees, flower beds, and a mix of lawn, patio, and shingle areas, ensuring multiple spots for relaxing or dining. A raised pond adds character, while an outdoor tap, lighting, and a garden shed offer practical touches. The garage has been partially converted to accommodate the fourth bedroom but still provides useful storage space with power and lighting.

Agents Note

Sold Freehold

Connected to mains water, electricity, gas and septic tank treatment plant.

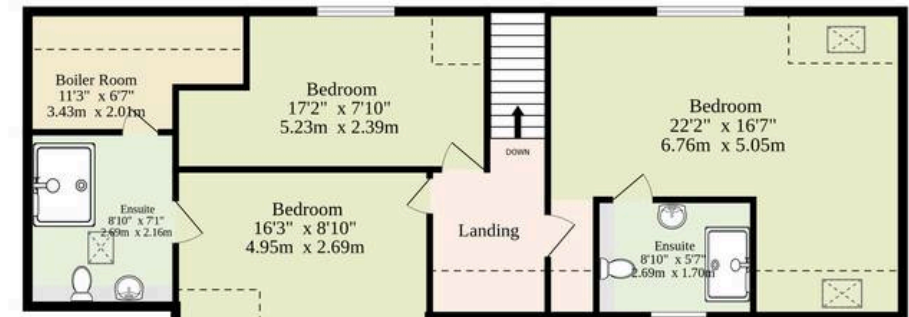
- Guide Price £450,000 - £475,000
- Detached bungalow in a private setting
- Gated driveway with ample off-road parking
- Wrap-around garden with mature trees and flower beds
- Fully fitted kitchen with integrated appliances
- Matching utility room with storage and appliance space
- Three reception rooms offering versatile living spaces
- 22ft master bedroom with en-suite shower room
- Two additional double bedrooms with en-suites
- Water softner ensuring better water quality



Ground Floor
1285 sq.ft. (119.4 sq.m.) approx.



1st Floor
887 sq.ft. (82.4 sq.m.) approx.



TOTAL FLOOR AREA : 2172 sq.ft. (201.8 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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