



33 Magdalen Street, Eye - IP23 7AJ

£375,000 - £400,000 Freehold

Enjoying a tucked-away position, this spacious four-bedroom detached Victorian character cottage dates back to the 1840s and is rich in period charm, with exposed brickwork and beams throughout. A bright conservatory extends the living space and opens into a characterful shaker-style kitchen with solid wood worktops, butler sink, range-style cooker, fitted units, and ample space for dining. The generous lounge features a cast iron wood burner and solid wood flooring, while a separate utility room adds practicality. There are three spacious bedrooms upstairs, including a master with a large vaulted ceiling, along with a modern family bathroom. A versatile ground-floor fourth bedroom benefits from its own WC. Outside, the property boasts a spacious and secluded enclosed rear garden with a country-style design and a decent-sized lawn, with off-road parking for three vehicles and a wooden garage.

Location

Magdalen Street is ideally positioned within easy reach of Eye's historic town centre, placing shops, cafés, a post office, and local services just a short walk away. Eye is a popular market town known for its medieval streets, strong sense of community, and amenities including a health centre, well-regarded schools, and a small theatre. The nearby countryside provides scenic walking routes and a peaceful setting, while Diss, just a few miles away, offers mainline rail links to London and Norwich. With its blend of convenience, charm, and rural surroundings, Magdalen Street offers an appealing lifestyle in one of Suffolk's most sought-after towns.



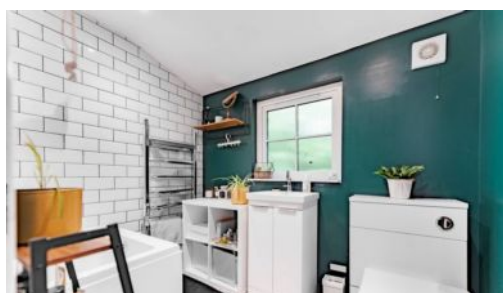
Agents notes

We understand that the property will be sold freehold, connected to all mains services.

The property is of non-standard construction, comprising timber and brick

Heating system- Gas Central Heating

Council Tax Band- D



Magdalen Street, Eye

Step into the home through a bright and airy conservatory that extends the living space and enjoys lovely views over the garden, with French doors providing direct access outside.

From here, step into the shaker-style kitchen, a charming and inviting space with exposed beams and solid wood flooring adding warmth and character. Fitted cupboards and solid wood worktops frame the room beautifully, complemented by a butler sink and a range-style cooker set against a tiled splashback. There's plumbing for a dishwasher and ample space for dining, making it both practical and welcoming for everyday living.

Continue into the spacious and light-filled lounge, where a cast iron log burner offers a warm and cosy focal point, perfect for relaxing evenings. The wood burner comes with a 20-year shell guarantee, providing long-term peace of mind and durability. The solid wood flooring continues through from the kitchen, adding to the home's natural charm. There's also practical under-stairs storage, ideal for everyday items. The separate utility room provides a dedicated space for laundry and household tasks, helping to keep the main living areas clear and organised.

This level also hosts the first double bedroom, conveniently served by its own WC.

A modernised family bathroom completes the floor, fitted with stylish tiled walls, a bath with a rainfall shower over and an additional shower attachment, and an extractor fan. Contemporary fittings and a neutral finish create a fresh, elegant space that's both functional and relaxing.

Head upstairs to discover three further bedrooms, offering both space and flexibility. Two are generous double rooms, each providing ample space for furniture and enjoying a peaceful outlook. The master bedroom stands out with its large vaulted ceiling, enhancing the sense of space and character. The third bedroom is also well-proportioned and could easily serve a variety of uses, whether as a home office, a guest room, or a nursery.

Outside, the property features a spacious, private, and secluded enclosed garden with a charming country-style design. A decent-sized lawn provides ample space for children to play, pets to roam, or for keen gardeners to enjoy. A raised wood deck seating area offers space for dining or relaxing, while mature trees and established shrubs enhance the sense of privacy.

Set back from the road, the property is approached along a shared driveway and offers off-road parking for three vehicles along with a wooden garage.

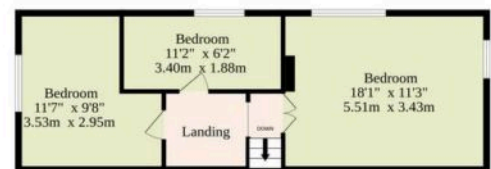
Additionally, the property benefits from a new combi boiler installed approximately one year ago, as well as updated uPVC windows fitted with monkey tail handles.



Ground Floor
809 sq.ft. (75.2 sq.m.) approx.



1st Floor
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 1214 sq.ft. (112.8 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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