



24 Millfield Castleton Way, Eye

Eye



Minors & Brady

## 24 Millfield Castleton Way

### Eye, Eye

Perfect for first-time buyers, this well-presented semi-detached home offers generous living space and a practical layout in a sought-after setting at the bottom of a close. The light-filled lounge with Karndean flooring creates a welcoming place to relax, while the modern kitchen/diner with French doors opening to the garden makes a great family hub. Upstairs provides three comfortable bedrooms and a stylish bathroom finished with tiled walls. Outside, the property features a low-maintenance front garden, while the rear is fully enclosed with a private patio, neat lawn and shed. Two allocated parking spaces and a garage add further convenience, and with shops, cafés, pubs, a pharmacy, supermarket, primary school, health centre and library all close by, this home is ideally placed for everyday living.

#### Location

Millfield on Castleton Way sits in the historic Suffolk town of Eye, a charming market town known for its medieval church, traditional High Street and striking castle ruins. The town provides a wide selection of everyday amenities, including independent shops, cafés, pubs, a pharmacy and a small supermarket. Eye is also served by a well-regarded primary school, health centre and library, making it a practical place to live. The nearby town of Diss, just a short drive away, offers further shopping and leisure options along with a mainline railway station providing direct services to Norwich, Ipswich and London Liverpool Street. The surrounding countryside is dotted with scenic walks and cycle routes, adding to the appeal of this well-connected Suffolk setting. Residents also enjoy a strong sense of community with regular events and activities held throughout the year.

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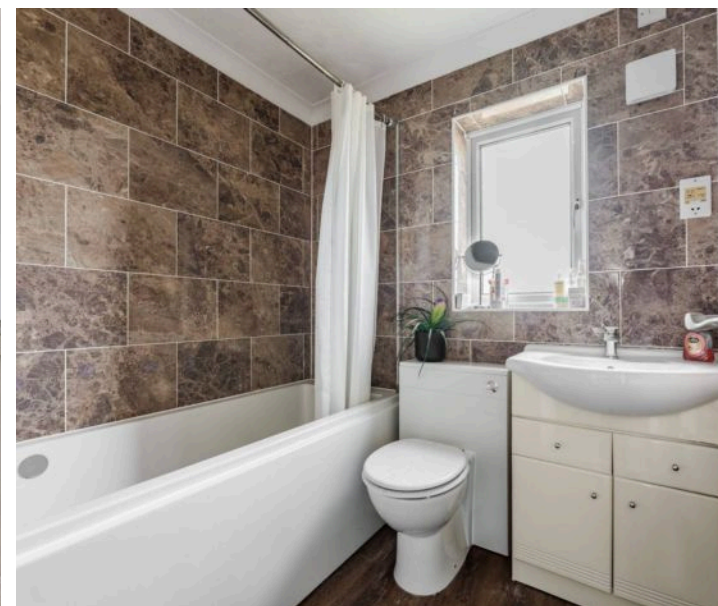
### Millfield Castleton Way, Eye

Step inside the entrance hall, which sets a welcoming tone for the home. From here, you move through to the generous lounge, a bright and comfortable space enhanced by a wide front-facing window that floods the room with natural light. The Karndean flooring adds a stylish yet practical finish, while a large under-stairs cupboard provides valuable storage. This room is ideal for everyday living as well as relaxing with family.

At the rear of the home lies the spacious kitchen/diner, designed with modern living in mind. The fitted kitchen offers a range of wall and base units with tiled splashbacks, a stainless steel sink and drainer, and an integrated Bosch oven with gas hob. There is space for a washing machine, tumble dryer and fridge freezer, while French doors open directly onto the rear garden, allowing the room to feel light and airy throughout the day. The Karndean flooring completes this practical and sociable space.

Upstairs, the landing with an airing cupboard leads to three well-proportioned bedrooms. The principal bedroom provides loft access, the second double features inset ceiling lighting, and the third is a versatile room equally suited to use as a study, nursery or guest bedroom. All are carpeted and enjoy good natural light.

The contemporary family bathroom is fitted with a panelled bath and shower attachment, a wash hand basin set within a vanity unit, a low-level W/C, radiator, Karndean flooring and stylish tiled walls. Additionally, double glazing is fitted throughout the home.



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The outside spaces are equally appealing. To the rear, the garden is fully enclosed by a brick wall and offers a well-maintained lawn, a private patio area and a garden shed, creating a peaceful setting to enjoy the warmer months. A garden tap and side gate provide added convenience. To the front, a low-maintenance shingle garden enclosed by a picket fence enhances the kerb appeal.

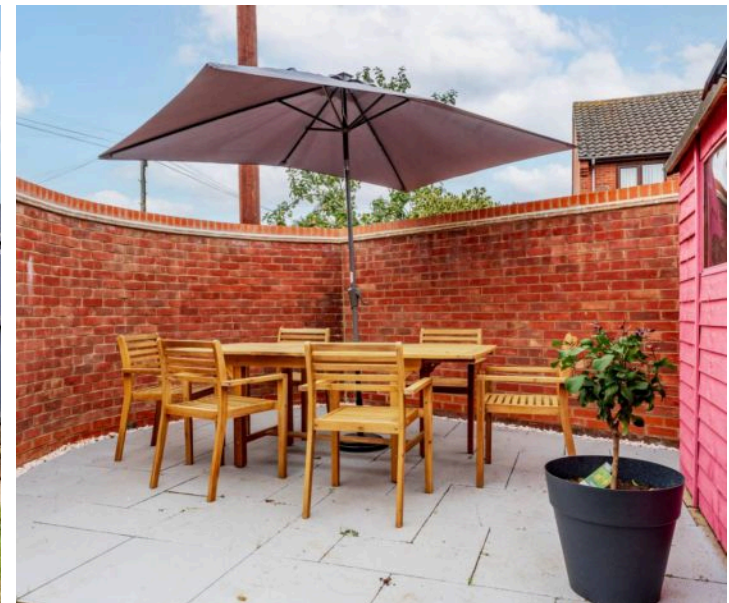
Completing the home are two allocated off-road parking spaces together with a garage, offering practicality and secure storage.

### Agents notes

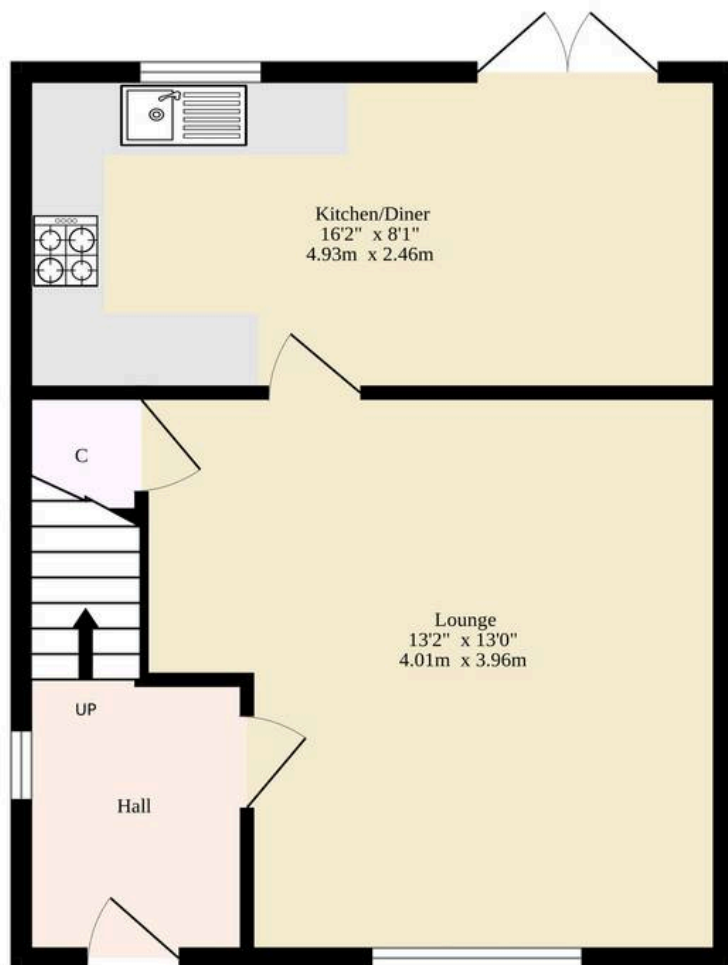
We understand that the property will be sold freehold, connected to all main services.

Heating system- Gas Central Heating

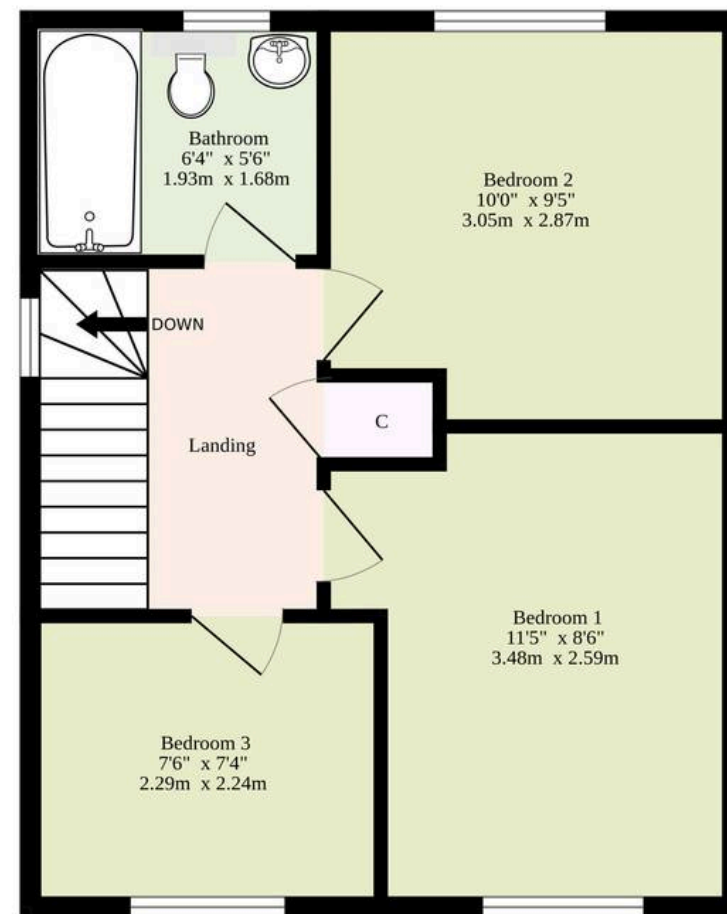
Council Tax Band- B



**Ground Floor**  
346 sq.ft. (32.1 sq.m.) approx.



**1st Floor**  
337 sq.ft. (31.3 sq.m.) approx.



**TOTAL FLOOR AREA : 710sq.ft. (66.0 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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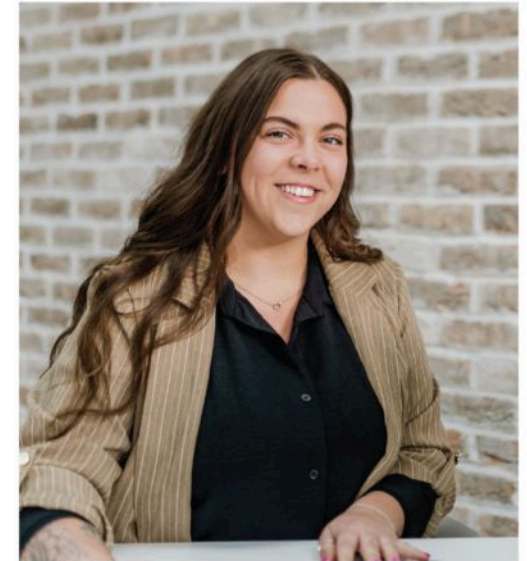
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