



40 Ash Drive, Eye

Eye



Minors & Brady

# 40 Ash Drive

## Eye

Looking for a charming family home in a peaceful yet well-connected town? Ash Drive in Eye offers a delightful three-bedroom property set on a quiet, leafy cul-de-sac. Inside, the home is filled with light and character, featuring a bright hallway, a handy utility/WC, and a stylishly re-fitted kitchen that flows seamlessly into the dining area. The separate sitting room provides a perfect space to relax or entertain. Upstairs, you'll find two spacious double bedrooms, a good-sized third bedroom, and a modern bathroom. Outside, enclosed gardens to the front and rear, along with a decked seating area and store room, create a welcoming outdoor retreat. With its combination of contemporary comfort, thoughtful layout, and serene location, this home offers a rare opportunity to enjoy the best of village life while staying connected to nearby towns and commuter links.

- End-of-terrace three-bedroom home in a quiet cul-de-sac
- Modern re-fitted kitchen with integrated appliances and generous work surfaces
- Open-plan dining area ideal for family meals and entertaining
- Separate sitting room with attractive wood-effect flooring
- Utility/WC on the ground floor for added convenience
- Two spacious double bedrooms and a third good-sized bedroom/home office
- Contemporary first-floor bathroom with P-shaped bath and shower over
- Enclosed front and rear gardens, perfect for relaxation and outdoor activities
- Decked seating area and store room providing practical outdoor storage
- Conveniently located in Eye, with excellent local amenities and easy access to Diss, Ipswich, Norwich, and Bury St Edmunds





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## 40 Ash Drive

### Eye

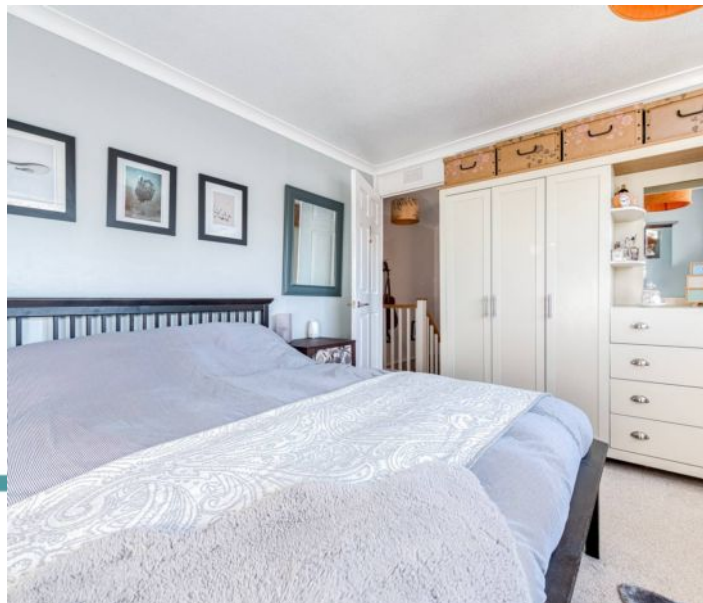
#### The Location

Eye is a charming and picturesque town in North Suffolk, renowned for its historic character and strong sense of community. The town is sprinkled with beautiful listed buildings and offers a delightful mix of independent shops, traditional butchers, cosy cafés, and a welcoming village pub.

Residents benefit from excellent local amenities including Ofsted outstanding-rated schools, supermarkets, a post office, health centres, and historic churches, making it an ideal place for families and those seeking a convenient yet peaceful lifestyle.

Nestled centrally between Norfolk and Suffolk, Eye provides easy access to the region's principal towns. Ipswich, Norwich, and Bury St Edmunds are all within approximately 20 miles, offering further shopping, leisure, and cultural opportunities.

For commuters, the nearby market town of Diss, just 5 miles away, provides a mainline rail station with direct services to London Liverpool Street in around 90 minutes. Despite its excellent connections, the area retains its tranquil charm, with scenic countryside walks, country lanes, and open spaces that make it perfect for those seeking a slower pace of life without feeling isolated.



## 40 Ash Drive

### Ash Drive, Eye

Set on a quiet, leafy cul-de-sac, this inviting three-bedroom home radiates warmth and modern comfort. Thoughtfully maintained and brimming with character, it offers a peaceful home while staying perfectly connected to local shops, schools, and transport links.

Upon entering, you are greeted by a bright and inviting hallway that leads seamlessly to the ground floor spaces. A handy utility/WC is positioned just off the entrance, providing both convenience and practical storage for everyday living.

The heart of the home is the stylishly re-fitted kitchen, thoughtfully designed with contemporary units, integrated appliances, and generous work surfaces. Flowing effortlessly from the kitchen is a dining area that is perfect for casual family meals or entertaining guests, while double doors open into a separate sitting room, creating a versatile and sociable living space.

Upstairs, the home offers three well-sized bedrooms, two of which are comfortable doubles, alongside a third room currently used as a home office. A modern bathroom with a P-shaped bath and shower over, WC, and hand basin completes the first floor, blending functionality with contemporary design.



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Outside, the property continues to impress with enclosed gardens to the front and rear, ideal for relaxation or outdoor entertaining. A decked seating area at the front provides a peaceful spot to enjoy the surroundings, while a handy store room offers additional storage and houses the gas boiler.

With its thoughtful layout, modern touches, and serene location, this home presents a rare opportunity for those seeking comfort, style, and a sense of community.

### Agents Note

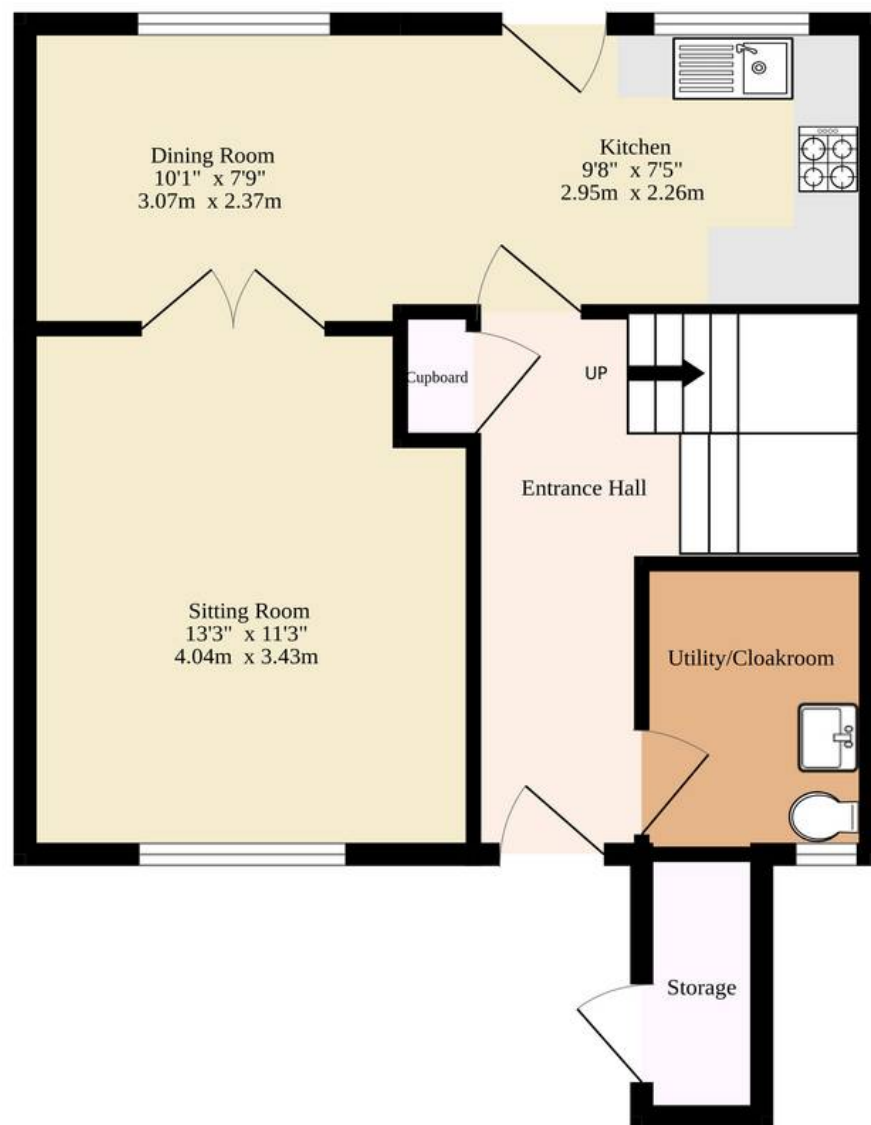
Sold Freehold

Connected to all mains services.

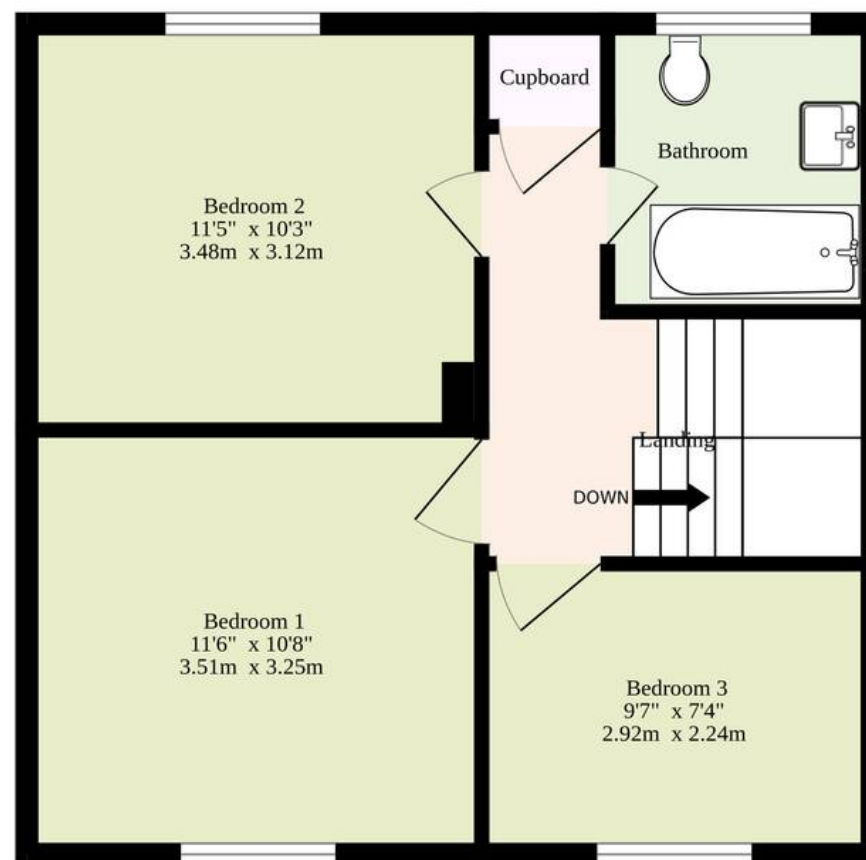


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**Ground Floor**  
425 sq.ft. (39.5 sq.m.) approx.



**1st Floor**  
406 sq.ft. (37.7 sq.m.) approx.



**TOTAL FLOOR AREA : 831 sq.ft. (77.2 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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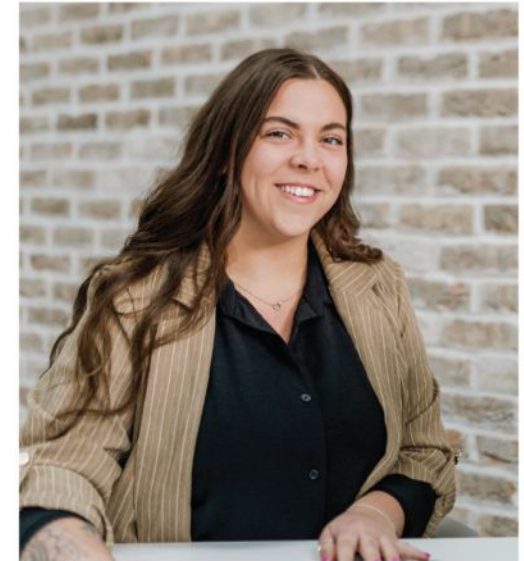
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 [diss@minorsandbrady.co.uk](mailto:diss@minorsandbrady.co.uk)

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