



2 Linden Court, Eye

Eye



£475,000  
Minors & Brady



## 2 Linden Court

Secluded yet central in the heart of Eye, this detached family home offers space, comfort, and flexibility for modern living. The ground floor features a welcoming sitting room with a fireplace, a separate study, and a kitchen/dining area that opens onto the private rear garden, ideal for family meals or entertaining. Upstairs, four double bedrooms include two with en-suites, providing plenty of space for everyone. The largest bedroom enjoys a peaceful, rear-facing position, perfect for a relaxing retreat. Outside, the gardens offer privacy and room to enjoy outdoor living, while the driveway and double garage provide convenient parking. Within easy walking distance are local shops, cafes, and Hartismere High School, making everyday life simple. This home blends practicality with charm, ready to be personalised into a family haven.

- Detached family home in a quiet cul-de-sac in the centre of Eye
- Over 1,500 sq ft of flexible living space
- Four double bedrooms, including two with en-suite shower rooms
- Three reception rooms plus a kitchen/dining area with garden access
- Ground floor study and potential to add a bedroom and bathroom
- Family bathroom with panelled bath serving two bedrooms
- Private rear and side gardens offering space and privacy
- Driveway parking leading to a detached double garage with power and lighting
- Close to local amenities, shops, cafes, and Hartismere High School
- Ready to personalise and create a comfortable family home







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### The Location

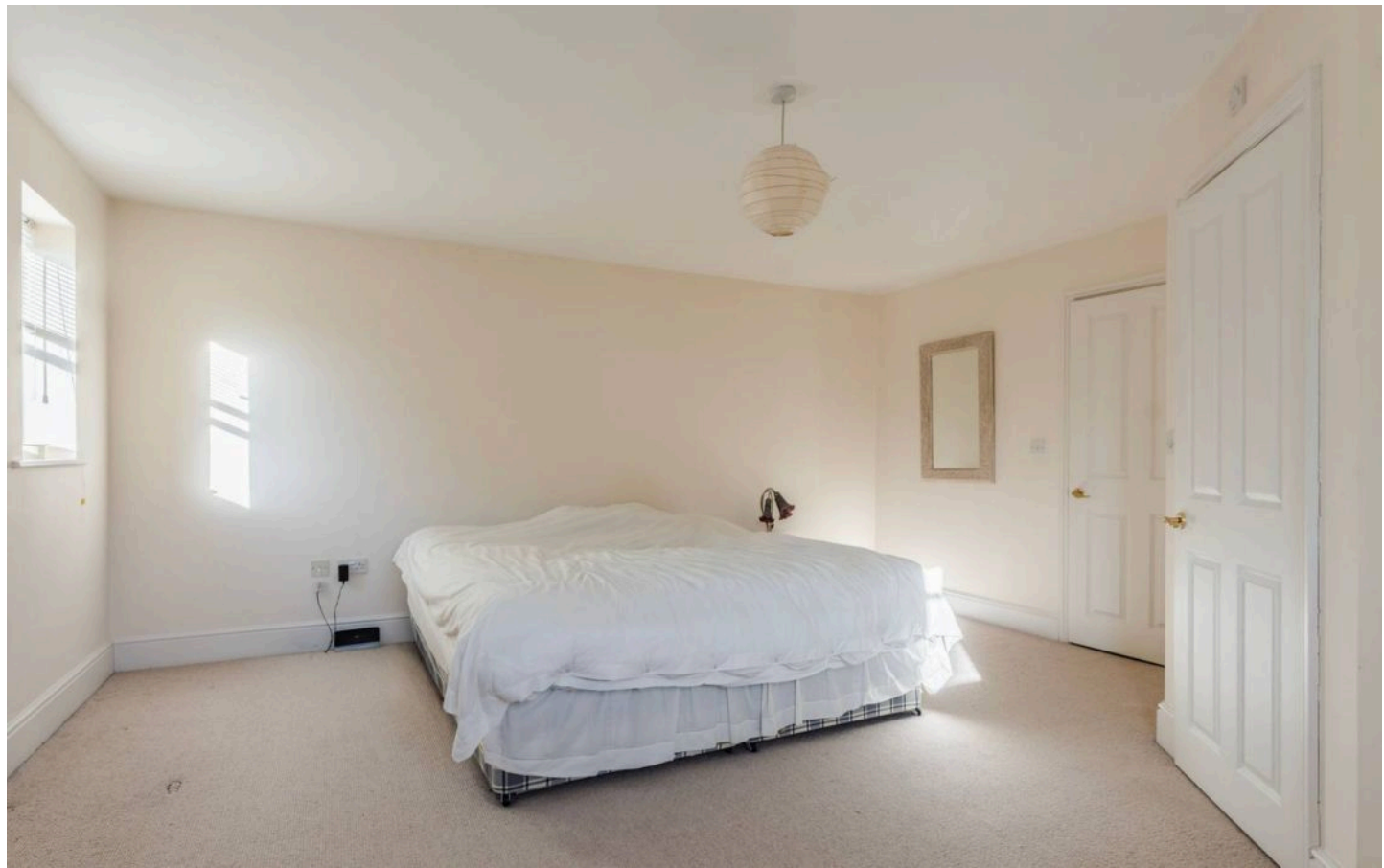
Eye is a charming town in north Suffolk, known for its picturesque streets, independent shops, traditional butchers, cafés, and welcoming pubs. The town benefits from a strong sense of community, with regular local markets, recreational green spaces, and facilities such as a library, health centre, and sports clubs.

Families are well catered for, with a primary school in the town centre and nearby Hartismere School, which has been rated “Outstanding” by Ofsted. The combination of good schools, amenities, and a friendly community makes Eye a popular choice for families and downsizers alike.

The town is conveniently located for commuting and day trips. Diss, just 4–5 miles away, provides a mainline rail service to London Liverpool Street in around 90 minutes, while the larger towns of Ipswich, Norwich, and Bury St Edmunds are all within roughly 20 miles. At the same time, Eye offers a relaxed, rural lifestyle with plenty of countryside walks, parks, and scenic views.

With its mix of character, convenience, and community spirit, Eye provides an appealing setting for those seeking a balanced lifestyle in a friendly and well-connected town.

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### Linden Court, Eye

Situated in a peaceful cul-de-sac within walking distance of Eye town centre, this individually built detached family home offers spacious and flexible accommodation of over 1,500 sq ft (sts). Perfect for family life, the property is ready for someone to make it their own and create a truly special home.

The ground floor features a welcoming entrance hall leading to a generously sized sitting room with dual aspect windows and a charming brick fireplace, creating a cosy and inviting space. A separate study and formal dining room provide versatility for working from home or entertaining guests.

The kitchen/dining room forms the heart of the home, with plenty of space for a large dining table, a range of fitted units, and double doors opening onto the private rear garden. Adjacent to the kitchen is a utility room offering extra worktop space, plumbing for appliances, and direct access to the garden.

A convenient ground floor WC completes the layout, with clear potential to add a bedroom and bathroom if required.

Upstairs, there are four double bedrooms, including two generous principal bedrooms with en-suite shower rooms. The remaining two bedrooms are well-proportioned and served by a family bathroom. One of the principal bedrooms enjoys a private position on the landing, creating a sense of seclusion, while the largest rear-facing bedroom also benefits from its own en-suite.





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Outside, the property enjoys private rear and side gardens, offering both space and privacy. To the front, a hard-standing driveway provides ample off-road parking and leads to a detached double garage with power and lighting. The location is ideal, with a wide range of local amenities, shops, and schools, including Hartismere High School, within easy walking distance.

This property represents a rare opportunity to acquire a spacious detached home in a quiet yet central location, offering flexible living space and excellent potential for a growing family.

### Agents Note

Sold Freehold

Connected to mains water, electricity, gas and drainage.





**Ground Floor**  
1124 sq.ft. (104.4 sq.m.) approx.



**1st Floor**  
828 sq.ft. (76.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1952 sq.ft. (181.3 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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# Dreaming of this home? Let's make it a reality



Meet *Nicola*  
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Meet *Theo*  
Property Consultant



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Minors & Brady  
*Your home, our market*

 [diss@minorsandbrady.co.uk](mailto:diss@minorsandbrady.co.uk)

 01379 771444

 46-47 Mere Street, Diss, IP22 4AG

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