



Minors & Brady
DISC
FOR SALE
01276 778844

CUNNINGHAM DR
NOS 40-42 EVEN

42 Cunningham Drive, Eye

Eye



Minors & Brady

This attractive detached four-bedroom family home offers spacious and versatile accommodation, ideal for modern living. The property enjoys open field views to the front, a private south-west facing rear garden, and ample off-road parking alongside a garage. The ground floor features a welcoming entrance hall, a front-facing sitting room, a separate study, and an impressive open-plan kitchen, dining and family space. Designed for everyday life and entertaining, the kitchen area includes a central island, integrated appliances and French doors opening onto the garden. A utility room and downstairs cloakroom add further practicality. Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, plus a family bathroom. An internal viewing is highly recommended to fully appreciate the space, layout and setting on offer.

- Detached four-bedroom family home offering generous and well-balanced accommodation arranged over two floors, ideal for growing families or those seeking flexible living space
- Attractive open field views to the front, providing a pleasant outlook from the sitting room, study and principal bedroom, and adding to the sense of space and privacy
- Spacious open-plan kitchen, dining and family room, forming the heart of the home, with integrated appliances, a central island with breakfast bar seating, and French doors
- Separate sitting room and study, allowing for distinct living and working areas, ideal for home working, quiet relaxation or multi-purpose family use
- Useful utility room and downstairs cloakroom, offering additional storage, appliance space and everyday practicality, with direct access to the rear garden
- Four well-proportioned bedrooms, including a generous principal bedroom with its own en-suite shower room, along with three further bedrooms served by a modern family bathroom



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42 Cunningham Drive

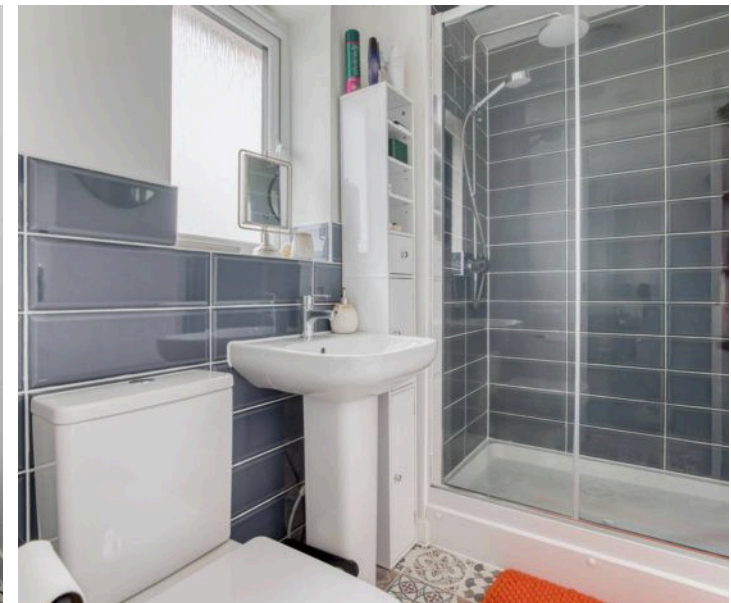
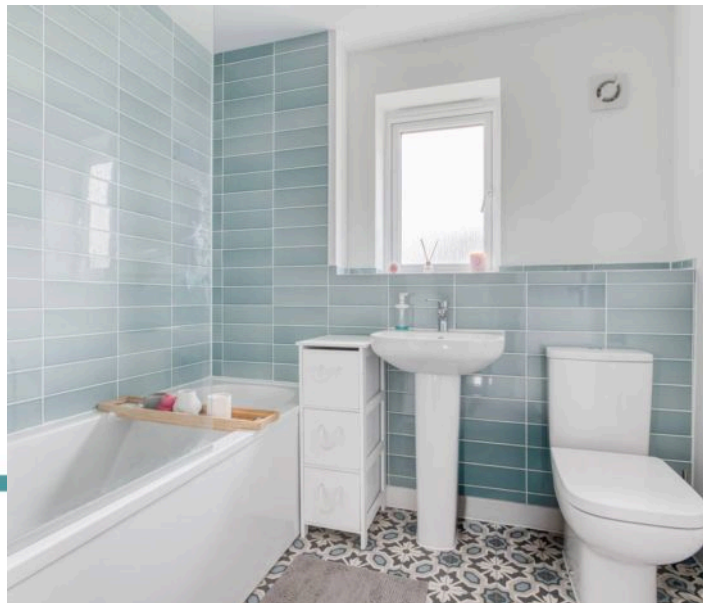
The Location

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.



42 Cunningham Drive

Eye, Eye

Cunningham Drive, Eye

This beautifully presented detached four-bedroom family home offers generous and flexible living space, ideal for modern family life. Set back from the road and enjoying open field views to the front, the property benefits from a private south-west facing rear garden, a garage, and ample off-road parking for several vehicles.

Upon entering, the welcoming hallway provides access to the main living areas and stairs to the first floor. The sitting room is positioned at the front of the house and enjoys lovely views across neighbouring fields, creating a calm and relaxing space. A separate study also sits to the front, perfect for home working or quiet study.

The heart of the home is the impressive open-plan kitchen, dining and family room. This spacious and sociable area is filled with natural light from windows and French doors opening directly onto the rear garden. The modern kitchen is fitted with a range of contemporary units, integrated appliances and a central island with breakfast bar seating, while still allowing ample space for both dining and comfortable family seating. An understairs cupboard adds useful storage, and the room flows through to a practical utility room with additional units, appliance space and a door leading outside. A downstairs cloakroom completes the ground floor accommodation.



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42 Cunningham Drive

Upstairs, the first-floor landing leads to four well-proportioned bedrooms and the family bathroom. The principal bedroom benefits from field views to the front and its own en-suite shower room. Bedroom two is another generous double with built-in storage, while bedrooms three and four overlook the rear garden, with the fourth bedroom also offering a built-in double wardrobe. The family bathroom is fitted with a bath and overhead shower, wash basin and WC.

Outside, a shared private drive leads to the property's own driveway, providing parking for multiple vehicles and access to the garage, which has power and lighting. The front garden is attractively planted with shrubs and borders, while gated side access leads to the rear garden. The south-west facing garden enjoys a sunny patio area directly behind the house, ideal for outdoor dining, with the remainder mainly laid to lawn and fully enclosed, offering a private and secure space for families to enjoy.

Agents Note

This property will be sold freehold.

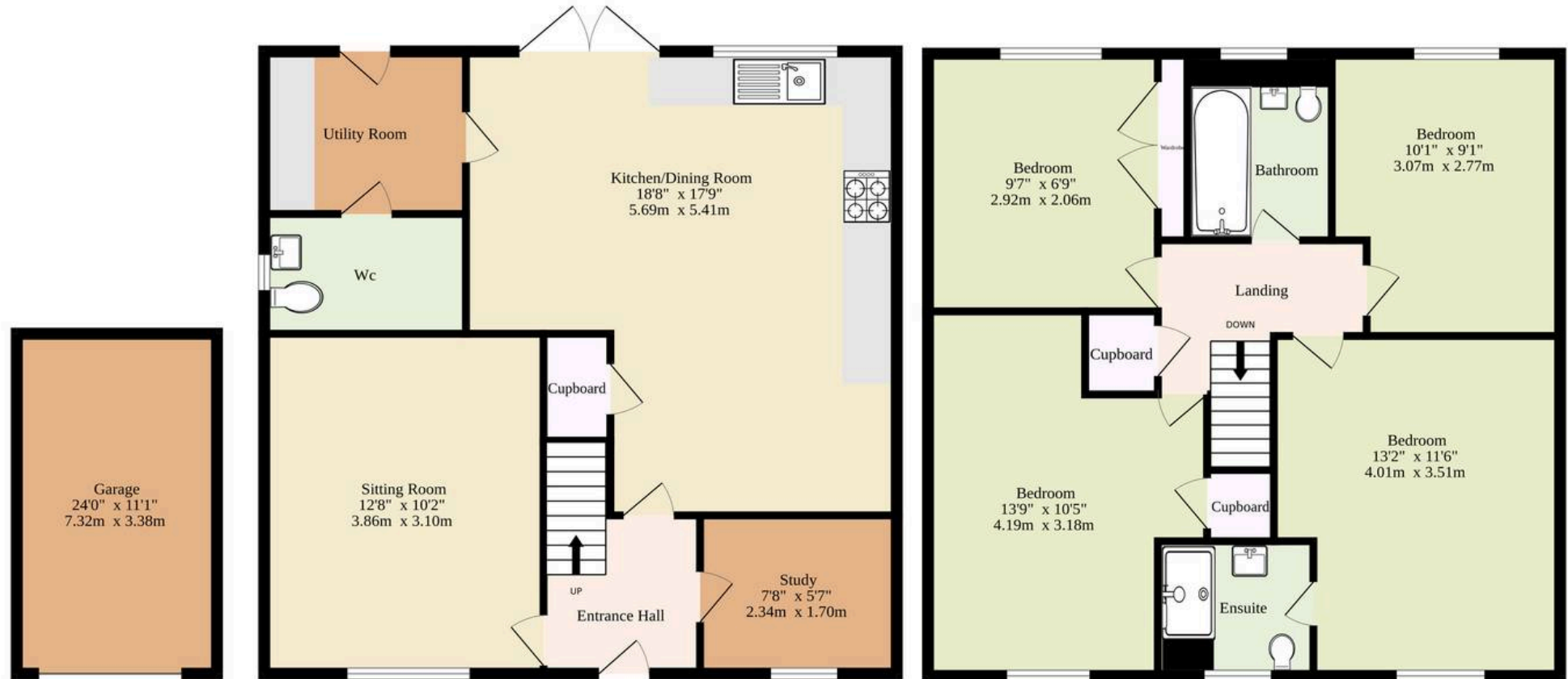
Maintenance: £50 paid annually

Connected to mains water, electricity, gas and drainage.



Ground Floor
883 sq.ft. (82.0 sq.m.) approx.

1st Floor
603 sq.ft. (56.0 sq.m.) approx.



Including Garage

TOTAL FLOOR AREA : 1486 sq.ft. (138.1 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*
Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

Minors & Brady
Your home, our market

 diss@minorsandbrady.co.uk

 01379 771444

 46-47 Mere Street, Diss, IP22 4AG

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