



1c Victoria Hill, Eye

Eye



Minors & Brady

# 1c Victoria Hill

## Eye

A home with an easy, natural flow, this modern detached property offers a lifestyle shaped around light, space and a strong connection to its surroundings. Built in 2018 with an NHBC warranty in place until October 2030, it brings together generous interiors, flexible living areas and a south-east facing garden that catches the sunrise over Eye church before the light moves across the lawn throughout the day. Inside, the atmosphere is bright and welcoming, with adaptable rooms that suit home working, family life or quiet downtime, alongside four comfortable double bedrooms and thoughtful finishes throughout. The garden's mature, woodland-like feel adds a sense of privacy and calm, creating a setting that works just as well for relaxed weekends as it does for everyday routines.

### Agents Notes

Freehold

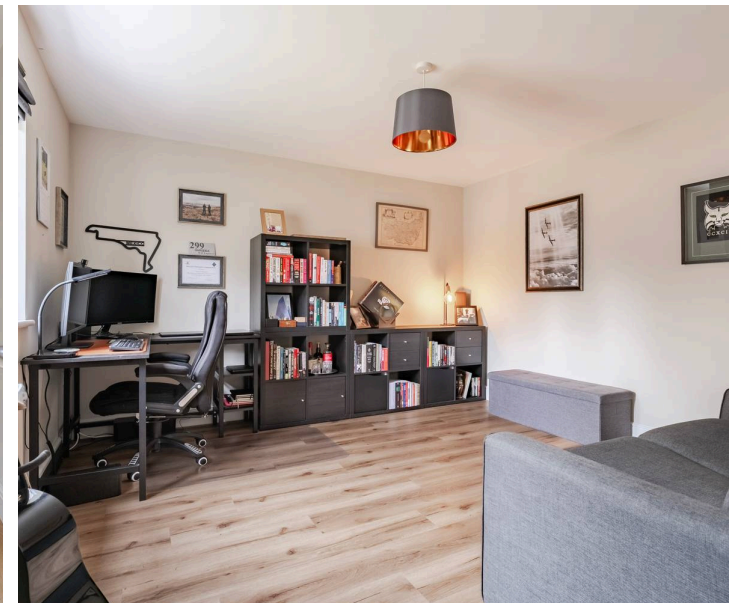
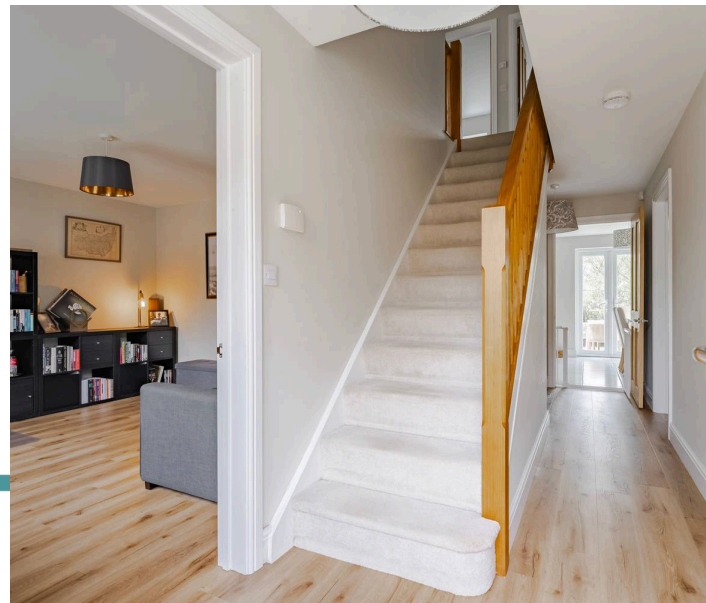
Connected to mains water, electricity, gas and drainage.

Underfloor heating on the ground-floor.

Viessmann combi-boiler (vitodens 100-w).

Loft space (approx. 2m x 3m boarded) accessible through the fourth bedroom. Includes a fold-out ladder.

Please note that the three trees located in the back garden has TPO's.



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- Detached family residence built in 2018 by a local builder, with remaining NHBC warranty running until October 2030
- 1,581sqft of spacious and flexible accommodation that can easily adapt to your own lifestyle preferences and interior style
- Dual aspect living room accentuated by a fireplace suitable for a wood burner and French doors out to the garden
- Flexible reception room with the option to have a home office, a cosy snug, a playroom for children or an additional bedroom
- Open-plan kitchen/dining room equipped with bespoke cabinetry, quality worktops, a full-range of integrated appliances, French doors and a functional utility room
- Four generous-size bedrooms, including a principal bedroom with built-in wardrobes and a private en-suite shower room
- Luxury family bathroom comprising of a three-piece suite, complemented by stylish panelling
- Expansive, south-east facing garden that offers endless possibilities for outdoor activities and enjoyment, featuring a raised patio, a sweeping lawn and mature trees
- A shingle driveway providing off-road parking for three vehicles, along with a carport for sheltered parking, benefiting from a storage room for a lawn mower/BBQ
- Quiet, secluded feel whilst being within close proximity to the town centre, offering essential amenities



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Victoria Hill sits on the southern edge of Eye, a small Suffolk market town with a quietly self-sufficient feel. The area is surrounded by open countryside, so you get long views, big skies and a sense of space, yet you're only a short walk from the town centre. Eye itself has the essentials covered: a Co-op Food store, a pharmacy, a butcher, cafés, a post office and a handful of independent shops clustered around the historic centre. For larger supermarkets, the closest options are Tesco Superstore in Diss (about 6 miles away) and Morrisons in Diss, with Aldi also nearby on the same side of town.

Families tend to look toward Eye Primary School and Hartismere School, the latter being a well-regarded secondary with sixth-form provision right in Eye. Transport links are practical rather than urban: Diss railway station is the nearest major connection, offering direct services to Norwich and London Liverpool Street, and the A140 gives straightforward road access toward Ipswich and Norfolk. Day-to-day life here leans toward a slower, outdoors-friendly rhythm, walks around the castle mound, quiet lanes for cycling, and a town centre that still feels personal rather than commercial. If you want a setting that balances rural calm with enough local structure to make life easy, Victoria Hill fits that brief well.



M&B

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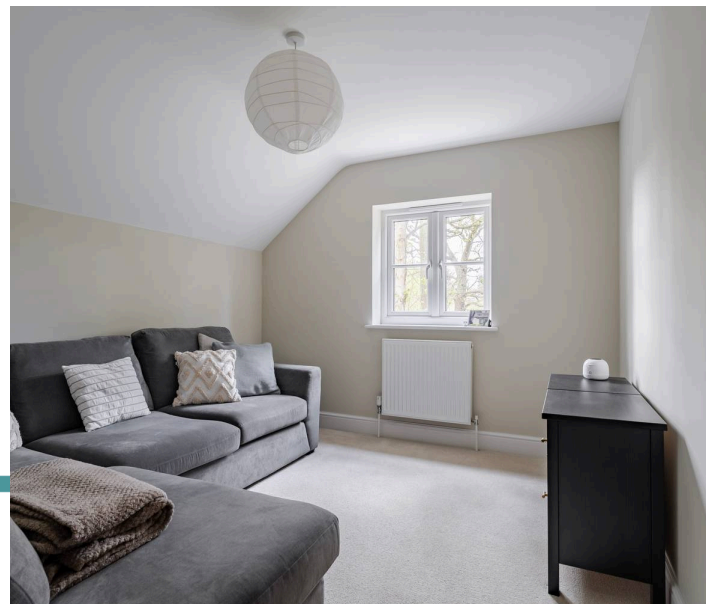
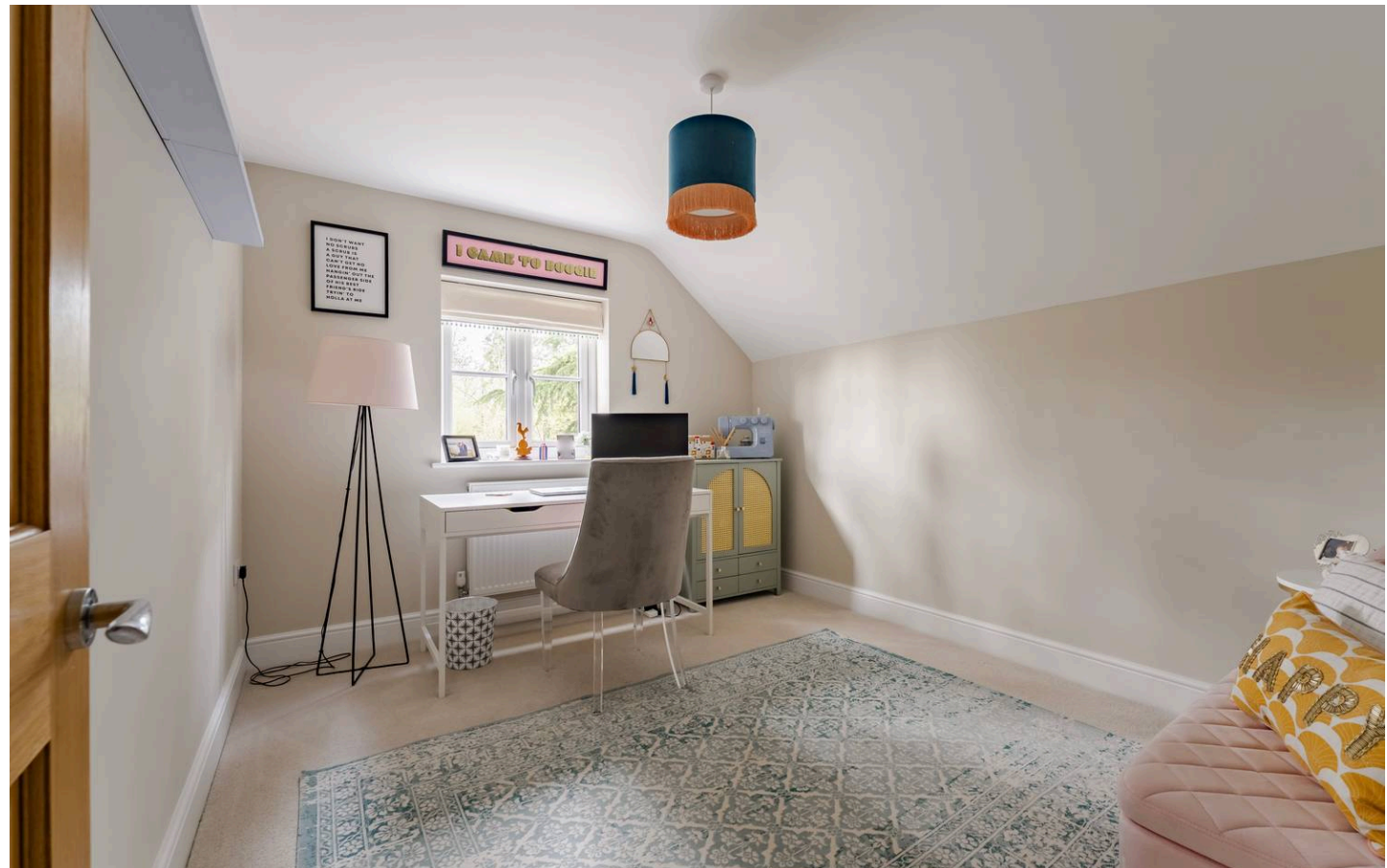
## Eye

A contemporary detached home with a calm, understated elegance, this family residence was built in 2018 by a respected local builder and still benefits from its NHBC warranty until October 2030. Designed with modern living in mind, it offers spacious, flexible accommodation that can be shaped to suit a variety of lifestyles, all presented with a warm, welcoming feel from the moment you step inside.

The entrance hall sets the tone beautifully: bright, airy and instantly inviting, enhanced by brand new LVT flooring installed in 2025. A discreet WC sits just off the hall, while the layout naturally draws you through to the main living spaces. The dual-aspect sitting room is a particularly comfortable space, centred around a fireplace ready for a wood burner and framed by French doors that open directly onto the garden, allowing light to pour in throughout the day.

A second reception room provides valuable versatility. Whether used as a home office, a snug, a playroom or even an occasional bedroom, it offers the kind of adaptable space that makes family life flow more easily.

To the rear, the open-plan kitchen and dining room brings everyone together. Bespoke cabinetry, quality worktops and a full suite of integrated appliances, including a new dishwasher fitted in 2026, create a practical yet stylish environment for cooking and entertaining. French doors extend the living space into the garden, while a separate utility room with a side door keeps household tasks neatly tucked away.



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Upstairs, four generous double bedrooms offer comfort and privacy for all. The principal bedroom feels especially considered, with full-height built-in wardrobes, Velux windows that draw in soft natural light, and its own private en-suite shower room. The family bathroom continues the home's thoughtful design, featuring a three-piece suite and refined panelling that adds a touch of luxury without excess.

Outside, the property truly comes into its own. The expansive south-east facing garden has a wonderfully natural, almost woodland feel, with mature trees providing structure and a sense of seclusion. A raised patio offers the perfect spot for morning coffee as the sun rises over Eye church, before sweeping across the garden throughout the day. The broad lawn invites play, relaxation or future landscaping ideas, giving the next owners plenty of scope to make it their own.

To the front, a shingle driveway provides parking for three vehicles, complemented by a carport with power and an adjoining storage room ideal for garden equipment or outdoor cooking essentials. The overall setting feels peaceful and private, yet remains well connected to the amenities of Eye and the surrounding area.



| Energy Efficiency Rating                    |          | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs |          |         |           |
| (92+)                                       | <b>A</b> |         | 91        |
| (81-91)                                     | <b>B</b> | 84      |           |
| (69-80)                                     | <b>C</b> |         |           |
| (55-68)                                     | <b>D</b> |         |           |
| (39-54)                                     | <b>E</b> |         |           |
| (21-38)                                     | <b>F</b> |         |           |
| (1-20)                                      | <b>G</b> |         |           |
| Not energy efficient - higher running costs |          |         |           |
| <b>England, Scotland &amp; Wales</b>        |          |         |           |



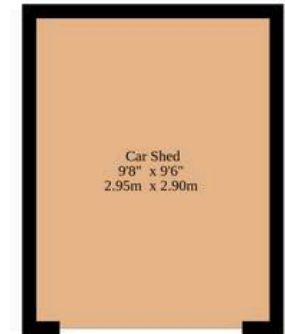
Ground Floor  
750 sq.ft. (69.7 sq.m.) approx.



1st Floor  
737 sq.ft. (68.5 sq.m.) approx.



Car Shed  
94 sq.ft. (8.7 sq.m.) approx.



Sqft Includes The Car Shed.

**TOTAL FLOOR AREA : 1581 sq.ft. (146.9 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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