



10 Broad Street, Eye

Minors & Brady



10 Broad Street

Eye

A handsome Victorian home with a story to tell, this charming mid-terrace residence occupies a prominent position in the heart of Eye, one of Suffolk's most desirable market towns. Offering an exciting opportunity for refurbishment, the property is rich in period character, with original sash windows, high ceilings, mosaic tiled flooring, wooden floors and traditional fireplaces showcasing its heritage. Arranged over spacious and well-proportioned levels, with a substantial cellar and private courtyard garden, the house presents an exceptional chance for a purchaser to create a distinctive home while enjoying the convenience, community and historic appeal that make Eye such a sought-after place to live.

Agents Notes

Freehold.

Connected to mains electricity, water and drainage.

Disclaimer: Please note that this property is both a Listed Building and situated within a designated Conservation Area. Any alterations, extensions, or works may be subject to Listed Building Consent, planning permission, and additional conservation-related restrictions.



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- Offered chain free!
- Victorian mid-terrace residence positioned down a prominent road in the market town of Eye, Suffolk
- Unique refurbishment opportunity, showcasing original Victorian features including high ceilings, sash windows, a mosaic tiled hallway, wooden floors and traditional fireplaces
- Two reception rooms, one with a front-facing bay-window and a modern feature fireplace
- Kitchen currently fitted with units, offering a blank canvas that is ready to be renovated and improved
- Three bedrooms, one of which is a generous principal room with a stained glass bay-window and a sash window that overlooks the high street
- Bathroom currently comprising of a three-piece suite, with the potential to be modernised
- Large cellar that can be used as storage, or can be converted into additional accommodation (stpp)
- Low-maintenance, enclosed courtyard with a brick outbuilding for storage and an outdoor tap
- Easy access to a wide range of amenities within the town, including shops, schools and transport links



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Broad Street

Occupying a prominent position on one of Eye's most established roads, this attractive Victorian mid-terrace home presents an exciting opportunity for those seeking a character property with scope to update and personalise. Retaining a wealth of original period features, the house offers generous accommodation, appealing proportions and the chance to create a home tailored to individual tastes in the heart of this sought-after Suffolk market town.

Stepping inside, a welcoming entrance hall immediately sets the scene, with original mosaic tiled flooring, high ceilings and period detailing reflecting the property's Victorian heritage. The sense of space continues throughout the ground floor, where two reception rooms provide flexible living arrangements for modern day life.

The front reception room is centred around a feature fireplace and enjoys excellent natural light from a bay window overlooking the street. Beyond, a second reception room offers further versatility, whether used for dining, entertaining or everyday living, with original wooden flooring adding warmth and character.

The kitchen is currently fitted with a range of units and provides an excellent opportunity for refurbishment. Ready for enhancement, the space offers plenty of potential for a new owner to create a kitchen suited to their own style and requirements.



M&B



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On the first floor are three bedrooms. The principal bedroom is particularly impressive, featuring a striking stained-glass bay window alongside a sash window overlooking Eye's High Street, creating a bright and characterful space. The second bedroom benefits from a traditional cast iron fireplace, while the third bedroom lends itself perfectly to use as a study, dressing room or occasional guest room.

The bathroom currently comprises a three-piece suite and offers further opportunity for updating.

A substantial cellar provides valuable storage and presents exciting possibilities for conversion into additional accommodation, subject to the necessary planning permissions and building regulations.

Outside, the enclosed rear courtyard has been designed with ease of maintenance in mind, creating a private outdoor space to enjoy throughout the year. A brick-built outbuilding provides useful storage, complemented by an external water supply.

Rich in original features including sash windows, traditional fireplaces, wooden floors and elegant ceiling heights, this charming Victorian home offers an increasingly rare refurbishment opportunity within one of Suffolk's most desirable market towns.



M&B

Dreaming of this home?
Let's make it a *reality*.



Meet *Nicola*
Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

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