

39 Lowgate Street, Eye

Minors & Brady

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Eye

Step inside a home full of character and charm, perfectly positioned in the heart of the sought-after market town of Eye. This beautifully presented three-bedroom semi-detached period cottage offers the ideal combination of timeless features and modern-day practicality, with extended accommodation thoughtfully designed for everyday family living. At its heart is a kitchen/dining room flooded with natural light, providing an excellent space for entertaining, family meals and social gatherings, with doors opening directly onto the private enclosed garden. A cosy sitting room with a wood burner adds warmth and character, while three well-proportioned bedrooms, a family bathroom and ground-floor cloakroom ensure the home is perfectly equipped for modern life. Outside, the attractive rear garden offers space to relax and entertain, complemented by a useful outbuilding and the added benefit of off-road parking. With excellent amenities, well-regarded schools and the town centre all on the doorstep, this charming cottage presents a wonderful opportunity to enjoy period living in a highly convenient and desirable setting.

The Location

Lowgate Street enjoys a central position within the historic market town of Eye, a well-regarded Suffolk community that combines everyday convenience with the character of a traditional market town. Popular with families, professionals, retirees and those seeking a balance between rural surroundings and accessibility, Eye offers a welcoming atmosphere centred around its independent businesses, community facilities and rich architectural heritage. The town is known for its attractive historic streetscape, the remains of Eye Castle and the prominent Church of St Peter and St Paul, all of which contribute to its distinctive identity.

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The town centre provides a good range of amenities for daily life, including convenience stores, independent retailers, cafés, artisan food outlets, traditional butchers, a pharmacy and healthcare facilities. Residents benefit from a GP surgery, library and community services, while nearby Diss extends the choice of supermarkets, national retailers, restaurants and leisure facilities. Eye also maintains a strong community focus, with regular markets, local events and cultural activities centred around the Town Hall and The Bank Arts Centre, creating opportunities to engage with the wider community throughout the year.

The area is particularly well placed for families, with St Peter and St Paul Church of England Primary School serving the town, while Hartismere School and Sixth Form enjoys a strong reputation locally for secondary education. A number of additional schooling options can be found in the surrounding villages, Diss, Norwich and Ipswich, broadening the educational provision available within the region.

Eye lies just a short distance from the A140, providing straightforward access to Norwich, Ipswich and the wider county. Diss, approximately four miles to the north, offers a mainline railway station with regular services to London Liverpool Street, making the area a practical choice for those who commute while preferring a more rural setting. Public transport connections link the town with neighbouring communities and regional centres, supporting both work and leisure travel.

Beyond its practical advantages, Eye is surrounded by appealing countryside that enhances everyday living. Residents can enjoy walks through the nearby Town Moors, Pennings Nature Reserve and the well-known Thornham Walks, which offers miles of trails through woodland and open farmland. The wider Waveney Valley, Suffolk countryside and heritage villages provide further opportunities for walking, cycling and outdoor pursuits, while the Suffolk coast and destinations such as Southwold can be reached for day trips.













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The principal entrance door opens into a welcoming entrance hall, immediately setting the tone for the accommodation beyond. Thoughtfully designed with practicality in mind, the hallway features attractive tiled flooring, useful understairs storage and a staircase rising to the first floor. A ground-floor cloakroom is conveniently positioned off the hall, providing everyday convenience for both residents and guests.

Located at the front of the property, the sitting room is a wonderfully inviting reception space brimming with period character. Exposed timbers and exposed brickwork create a warm and charming atmosphere, while the feature fireplace with inset woodburner forms a natural focal point to the room. This cosy yet well-proportioned living space offers the perfect setting in which to relax, entertain or enjoy quiet evenings throughout the year.

Undoubtedly forming the heart of the home is the impressive kitchen and dining space to the rear. Extended to create a superb open-plan environment, this area has been carefully designed to maximise both natural light and functionality. The kitchen is fitted with a range of stylish base units complemented by timber work surfaces and incorporates a selection of integrated appliances including an electric oven, induction hob, extractor hood and dishwasher, alongside space for additional white goods. Flooded with natural light, the room provides an excellent space for day-to-day family life and social occasions.

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The dining area flows seamlessly from the kitchen and comfortably accommodates a substantial dining table, creating an ideal environment for family meals, celebrations and entertaining guests. Double doors open directly onto the garden, enhancing the connection between the indoor and outdoor spaces and allowing the accommodation to extend effortlessly into the garden during the warmer months.

The first-floor accommodation continues to impress, offering three well-proportioned bedrooms accessed from a central landing. The principal bedroom enjoys a position to the front of the property and benefits from fitted storage, creating a comfortable and practical space. Characterful and bright, it provides an attractive principal bedroom ideally suited to modern lifestyles.

The remaining two bedrooms are positioned to the rear, enjoying pleasant views across the garden. Both rooms offer versatile accommodation and could be utilised as children's bedrooms, guest rooms, a home office or hobby space depending on individual requirements. Their flexibility adds to the overall appeal of this well-balanced family home.

Serving the bedrooms is a well-appointed family bathroom fitted with a panelled bath with shower over, wash hand basin and W.C. A built-in storage cupboard provides useful additional space, ensuring the room remains both practical and functional for everyday life.

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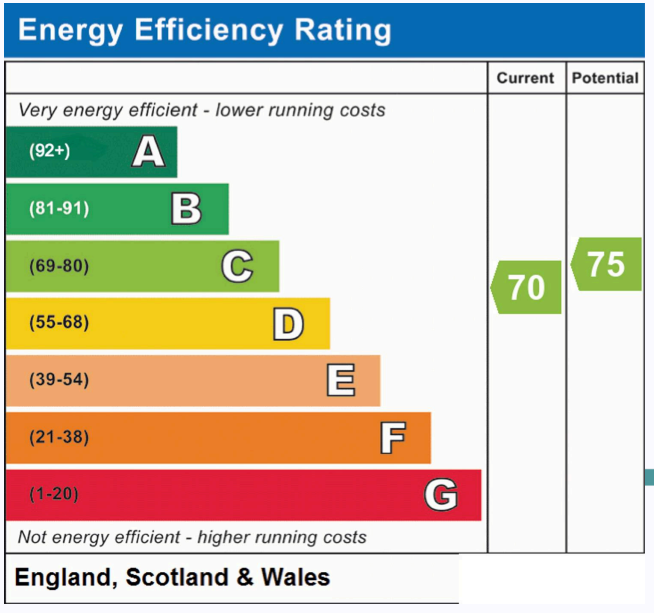












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Stepping outside, the private enclosed rear garden offers a delightful extension of the internal accommodation. Immediately adjoining the property is a generous paved terrace, perfectly positioned for outdoor dining, entertaining or simply enjoying time outdoors. Steps lead to the main lawned garden, which is framed by mature trees, established hedging and attractive planting, creating a pleasant backdrop throughout the seasons.

Further areas of paving and a shingled pathway guide you around the garden, providing multiple spaces in which to sit and enjoy the surroundings. Towards the rear, a useful outbuilding offers excellent storage potential, accompanied by an adjoining covered area that lends itself to a variety of practical uses. Timber fencing encloses the garden, ensuring privacy and security, while gated side access conveniently links the rear garden to the front parking area.

Agents Note

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.

Gas central heating system.

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Ground Floor

Approx. 44.7 sq. metres (481.5 sq. feet)



First Floor

Approx. 37.1 sq. metres (399.1 sq. feet)



Total area: approx. 81.8 sq. metres (880.6 sq. feet)

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.
Plan produced using PlanUp.

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