

11 Magdalen Street, Eye

Minors & Brady

11 Magdalen Street

Eye

Immaculately presented and thoughtfully upgraded throughout, this charming three-bedroom home combines character features, generous living accommodation and a stunning south-facing garden in the heart of Eye. Boasting over 900 sq. ft. of well-balanced accommodation, the property offers a wonderful blend of traditional charm and modern practicality. Two reception rooms provide flexible living and entertaining space, while a well-appointed kitchen, utility area and two bathrooms cater perfectly to modern family life. Upstairs, three bedrooms are complemented by attractive period details, useful storage and pleasant outlooks across the surrounding area. Outside, the substantial rear garden, off-road parking and solar panels further enhance this impressive and energy-conscious home.

- Beautifully presented three-bedroom home positioned within easy reach of Eye town centre amenities
- Generous accommodation extending to over 900 sq. ft., offering a practical and well-balanced layout
- Spacious sitting room featuring a cast-iron stove and attractive views across the rear garden
- Separate dining room with dual-aspect windows and fitted shutters, ideal for entertaining guests
- Well-appointed kitchen complemented by a useful utility area and excellent storage provisions
- Ground-floor family bathroom and additional first-floor shower room providing convenience for households
- Two particularly generous double bedrooms, both benefitting from character fireplaces and built-in storage
- Large south-facing rear garden with extensive lawn, patio seating area and timber shed

M&B









11 Magdalen Street

Eye

The Location

Magdalen Street is ideally positioned within easy reach of Eye's historic town centre, allowing residents to enjoy a wealth of everyday amenities just a short walk from the doorstep. This attractive Suffolk market town is steeped in history and character, with its medieval street pattern, independent shops and prominent castle ruins creating a distinctive and charming setting. The town centre offers a variety of conveniences including cafés, public houses, a bakery, supermarket, post office, pharmacy and healthcare facilities, catering well for day-to-day needs.

Eye is particularly renowned for its strong sense of community, hosting a range of local events, markets and activities throughout the year. The town benefits from well-regarded schooling, sports clubs and recreational facilities, making it popular with families, professionals and retirees alike. The Eye Community Centre and Eye Castle grounds provide focal points for community gatherings, while the town's independent theatre and arts scene contribute to its welcoming and vibrant atmosphere.

Surrounded by attractive Suffolk countryside, the area offers an abundance of scenic walking and cycling routes, allowing residents to enjoy the rural landscape that characterises this part of the county. Nearby villages, country lanes and open farmland provide a peaceful backdrop while still being within convenient reach of larger centres.

For commuters, the nearby market town of Diss lies approximately four miles away and provides a comprehensive range of supermarkets, shops, leisure facilities and healthcare services. Diss railway station offers direct mainline services to Norwich, Ipswich and London Liverpool Street.

M&B















11 Magdalen Street

Eye

Magdalen Street, Eye

Beautifully presented throughout and thoughtfully enhanced by the current owners, this attractive three-bedroom home combines character features, generous living spaces and a substantial south-facing garden plot, all within easy reach of Eye's town centre amenities. Offering over 900 sq. ft. of accommodation, the property provides a comfortable balance of traditional charm and modern practicality.

The welcoming entrance hall creates an excellent first impression, complete with useful under-stairs storage and access to the principal ground-floor accommodation. The sitting room is particularly inviting, enjoying lovely views over the rear garden and centred around an attractive fireplace with a cast-iron stove, creating a warm focal point for the room. An open archway connects seamlessly to the dining room, creating an ideal arrangement for both day-to-day living and entertaining guests. The dining room itself benefits from a dual-aspect outlook, allowing natural light to flood the space, while fitted shutters add both style and privacy.

The kitchen has been fitted with a comprehensive range of storage units and generous worktop space, creating a practical environment for food preparation and everyday family life. Located beyond is a useful utility area providing additional workspace and room for laundry appliances, helping to keep the kitchen uncluttered and functional. Completing the ground floor is a contemporary bathroom fitted with a corner bath, WC and wash basin.

M&B









11 Magdalen Street

Eye

Upstairs, the first floor offers three bedrooms and a separate shower room. The two principal bedrooms are both generous doubles, benefitting from characterful fireplaces and built-in storage cupboards. The third bedroom enjoys pleasant elevated views over the garden and neighbouring green space, making it equally suitable as a bedroom, nursery, dressing room or home office.

Externally, the property continues to impress. To the front, a tarmac driveway provides valuable off-road parking, while gated side access leads through to the rear garden. The generously sized south-facing garden is a particular highlight, offering extensive lawned areas, established planting and plenty of room for families, pets or gardening enthusiasts to enjoy. A paved patio immediately adjoining the property creates an excellent setting for outdoor dining and entertaining during the warmer months, while a further section of garden to the rear incorporates a timber shed and additional outdoor space.

The property also benefits from solar panels, helping to supplement daytime electricity usage and contributing towards improved energy efficiency, with surplus energy being exported back to the grid when not required.

Agent's Note

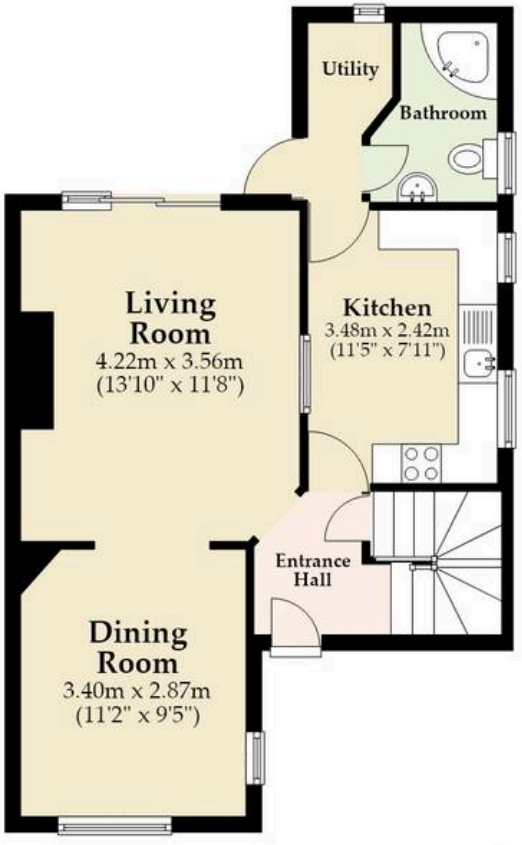
This property will be sold freehold and connected to mains water, electricity, gas and drainage.

M&B



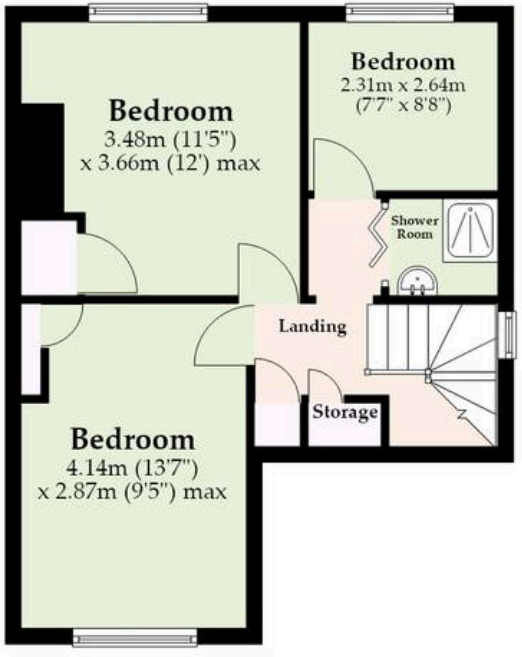
Ground Floor

Approx. 45.2 sq. metres (486.8 sq. feet)



First Floor

Approx. 40.3 sq. metres (433.6 sq. feet)



Total area: approx. 85.5 sq. metres (920.4 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.

M&B

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



Meet *Nicola*
Branch Manager



Meet *Kian*
Senior Property Consultant



Meet *Nagilla*
Aftersales Team Leader

Minors & Brady

Your home, our market

diss@minorsandbrady.co.uk 01379 771444 46-47 Mere St, Diss, IP22 4AG

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM

Norfolk Mortgages.

Residential | Buy-to-Let | Protection

How we can support:

- ✓ Residential Mortgages
- ✓ Protection and Insurance
- ✓ Buy-to-Let (Personal and Limited Company



Matt Waters
Director and Principal



Victoria Payne
Mortgage and Protection Adviser

Offering you quick and professional mortgage advice, every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk
W: www.norfolk-mortgages.co.uk