



7 Daniel Gardens  
Eye  
Suffolk  
IP23 7BQ

Asking Price: £299,950





- Detached, modern bungalow
- Over 55's development
- 3 bedrooms (two doubles with built-in wardrobes)
- Gas central heating
- Generous 18' living room with air conditioning unit
- Nestled within quiet, cluster development
- Enclosed garden with sunny aspect
- Allocated parking space
- No onward chain

### Location

The bungalow is nestled in the corner of a cluster development of modern properties, just a short walk from Hartismere Hospital. Eye is a small and charming town nestled in the rolling countryside of Suffolk. The town is steeped in history with numerous character and period properties dotted through the pretty lanes. A prominent feature of Eye is the castle mound, priory and fine church located on the Hoxne Road. There is good range of day to day facilities for shopping, leisure and schooling, including further education (sixth form) and a health centre. Eye has good access to Norwich and Ipswich via the A140, both around 25 miles away, and for those requiring access to London, there is a mainline rail station at Diss, just 6 miles away, with intercity journeys of around 90 minutes.





Communal garden



Communal garden



## The Property

This attractive detached bungalow offers good, spacious accommodation in the form of a large 18' living room, which has a sliding patio door opening to a brick and double-glazed conservatory - ideal for admiring the lawn and well stocked borders. Whilst the decor is neutral and the fittings in the kitchen, bathroom and en-suite are functional, these would ideally now benefit from some updating. In total there are three bedrooms, two of which are doubles with both benefitting built-in wardrobes. The en-suite services the larger of the three bedrooms, with a further bathroom just off the hallway.

## Outside

The gardens are enclosed and surprisingly larger than you may expect, extending to the side and rear of the bungalow. The gardens comprise a couple of sections of lawn with some shrubs to borders and patio area which enjoys a sunny aspect. An allocated parking space can be found within the car park on approach to the development.

## Communal areas

The immediate properties within Daniel Gardens edge around a well-tended, communal garden which has a central seating area and pergola which is a great social space to be enjoyed by the residents. There is also a decent size residence parking area.

## Agent note:

All residents of Daniel Gardens are shareholders of the management company (a one off £100 admin charge applies).

A yearly fee of £360.00 is currently paid to Daniel Gardens Management Ltd for maintenance and upkeep of the communal areas.

## Services

Mains electricity, water and drainage are connected.

## How to get there

What3words: ///landlords.toggle.yacht

## Viewing

By appointment with TW Gaze.

## Freehold

## Council Tax Band: C


Ref: 2/19575/RM

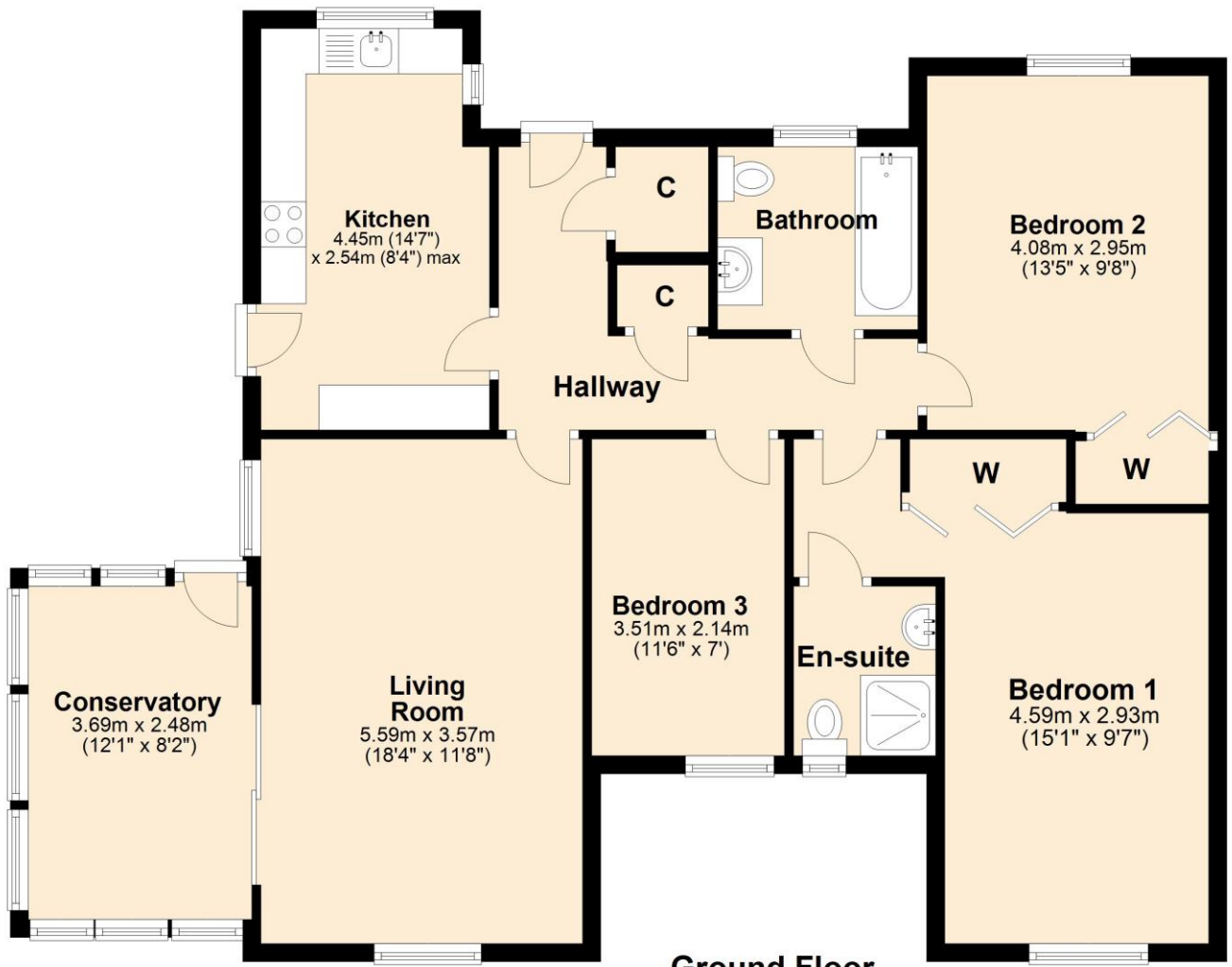
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



**Ground Floor**

Approx. 99.4 sq. metres (1069.8 sq. feet)

Total area: approx. 99.4 sq. metres (1069.8 sq. feet)

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