



Cherry Tree Cottage  
Old Norwich Road,  
Yaxley  
Eye  
IP23 8BH

Guide Price £495,000





- Generous Garden
- Large living room
- Four Bedrooms
- En-suite to principle bedroom
- Set back from the road down a long drive

### Location

This house is set back from the road in Yaxley with views to the rear over its attractive garden. In Yaxley there is a church and village hall and in the neighbouring village of Mellis lies the village primary school rated Outstanding by Ofsted. It is convenient for the small town of Eye just a couple of miles to the east which has schooling to sixth form level at the highly regarded Hartismere High School again, rated Outstanding by Ofsted. The larger market town of Diss is just over the border into Norfolk around 4 miles away and provides a wider selection of facilities together with a mainline rail station on the Norwich to London Liverpool Street line with a journey to London taking around 90 minutes.





### The Property

Inside, the entrance hall leads to two spacious reception rooms, the kitchen, a WC, and a utility room, with stairs rising to the first floor. The first reception room is bright and spacious with a window to the side, an inset wood burner, and French doors to the rear garden. The second reception room has double-aspect windows, offering space for dining or other uses. T from a wide entrance hall. The kitchen features double-aspect windows, a range of wall and floor units, a halogen hob with extractor, an electric oven, and a ceramic sink with drainer and mixer tap, along with space for white goods. The utility room includes a stainless steel sink, space for a large fridge freezer, and plumbing for a washing machine, with an external door to the garden. A convenient WC with a low-level toilet and hand wash basin completes the ground floor. The first-floor landing, with a side window, provides access to four bedrooms and the main bathroom. The principal bedroom includes three double built-in wardrobes and an en-suite with a corner shower cubicle, low-level WC, and hand wash basin over a vanity unit. The additional three bedrooms are all spacious, with one potentially serving as an office. The fully tiled main bathroom includes a panelled bath with a handheld shower attachment, a low-level WC, and a hand wash basin. Overall, this property offers a spacious and versatile family home with ample outdoor space in a private setting.

### Outside

Set back from the road, the property is accessed via a large shingle driveway providing ample off-road parking and leading to a single garage with an up-and-over door. The generous rear gardens are mostly laid to lawn and include a large patio area for alfresco dining, three garden sheds, and a large wood store, all enclosed by panel fencing and attractive hedging.

### Services

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Mains water, electricity are connected to the property. Oil fired boiler providing heating to radiators and domestic hot water. Private drainage

### Directions

From Diss take the A140 Ipswich Road and after about 4 miles turn right signposted Yaxley. At the t junction turn right again. Take the road signposted Old Norwich Road and the property is set back from the road on the right hand side.

Viewing Strictly by appointment with TW Gaze.

### Freehold

**Important Notice**

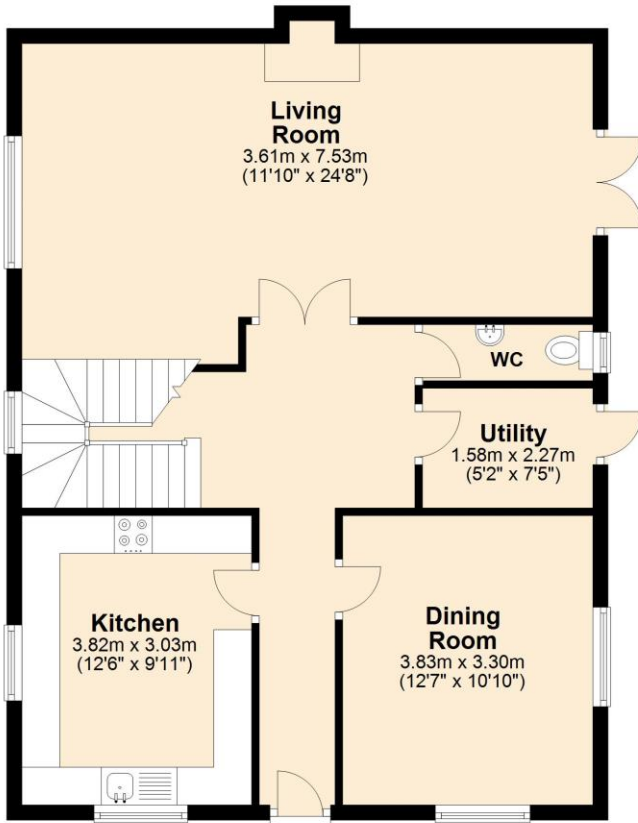
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

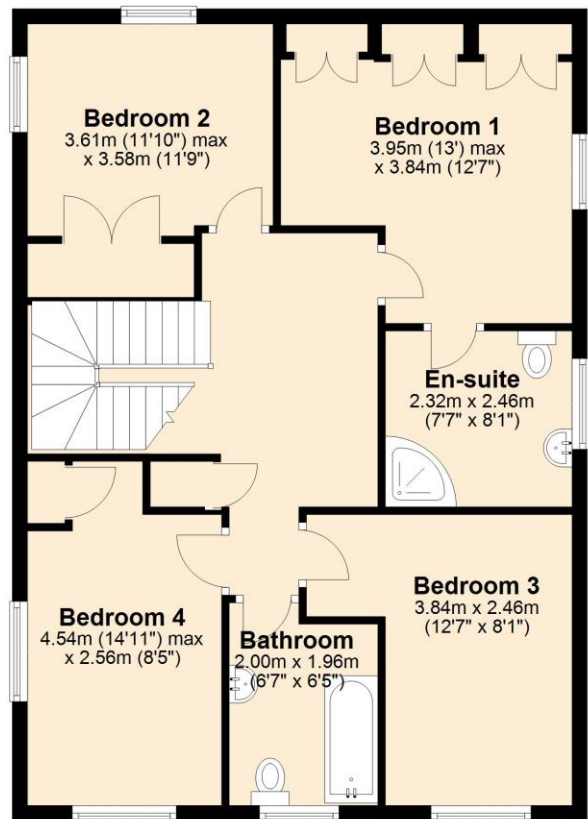
**Ground Floor**

Approx. 75.7 sq. metres (815.3 sq. feet)



**First Floor**

Approx. 74.5 sq. metres (802.0 sq. feet)



Total area: approx. 150.3 sq. metres (1617.3 sq. feet)

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