



Mallard House, The Common, Mellis, IP23 8EE

twgaze



*'Mallard House is substantial family home on Mellis Common, offering well-proportioned rooms and stunning vaulted 'Pavilion style' extension for seamless inside-outside modern living.'*



**OFFERS OVER £800,000**



- Detached architecturally designed modern house
- Set in a third of an acre
- Large kitchen/diner
- Garden Room and bedroom balcony, both with bi-fold doors
- Rural location
- Solar panels
- Mature and well maintained garden

### Location

Mellis is a pretty mid-Suffolk village, found just around 6 miles south of Diss and is known for its large, open common within the heart of the village. Mellis has popular pub 'The Railway Tavern' and a 'good' OFSTED rated primary school.

The small market town of Eye is located just 3 miles away and provides a good range of local amenities with varied range of shops and businesses. There is a popular local bakery and East of England Co-op food store, along with other cafes and take away options. Eye also has an 'outstanding' OFSTED rated secondary school (Hartismere School) with transport links from Mellis.

Nearby Diss provides a wider range of shopping facilities, including major Supermarkets, such as a Morrisons, Tesco and Aldi. There are also transport connections, with a mainline railway station linking Norwich, Ipswich and London Liverpool Street. Various, stunning recreational walks and areas of outstanding natural beauty can be found along the Waveney Valley and Redgrave and Lopham Fen, which are just short drives away.

The beautiful Suffolk coastline, Southwold and Walberswick can also be reached within a 1 hour drive from Mellis.



## The Property

The architecturally designed house is nicely set back from The Common and approached initially from a shared driveway. Mallard House stands proudly on its plot and has clearly been well cared for under the current ownership. The highlight is the stunning Siberian Larch clad 'pavilion style' extension which effortlessly merges indoor and outdoor living taking full advantage of connecting the living space with the large patio and rear garden.

The accommodation throughout is spacious, with good quality, stylish fittings. The bespoke kitchen/diner offers an extensive range of fitted units and cupboards, ambient lighting, preparation island with induction hob and 'pop up' power points, a plumbed-in American style fridge-freezer, wine cooler and NEFF appliances. In total there are 4 reception rooms and 4 bedrooms, 2 with ensuite facilities, and a family bathroom. The Master suite is wonderfully spacious with vaulted ceiling and air conditioning, offering large inbuilt wardrobes, walk-in cupboard, dressing area and ensuite bathroom. Bi-fold doors open onto the balcony which offers views to the back garden and beyond. The house is supported by discretely placed solar panels which make a significant contribution to the electricity demands of the house. Excess power is diverted to the hot water cylinder if not required immediately.

## The Outside

The grounds are well tended and have a maturity offering the best of a 'country lifestyle'. A view across a natural pond and onto the common at the front of the house makes for a tranquil place to sit and enjoy your peaceful surroundings, and the same can be said for the rear; which has areas of lawn, active vegetable garden in raised beds and enclosed small orchard and chicken coop. There is plenty of family driveway space to the front which can cater for a good number of vehicles, which also extends beside the double garage – both of which are separated internally and have secure electric roller doors.

How to get there: [W3W///composes.deck.streamers](https://www.w3w.com/composes/deck/streamers)  
Services

Mains electricity and water are connected. Private drainage system. Oil fired central heating and PV (photovoltaic) panels.

Viewing

By appointment with TW Gaze

Council tax band: F

Ref: 2/19651/RM





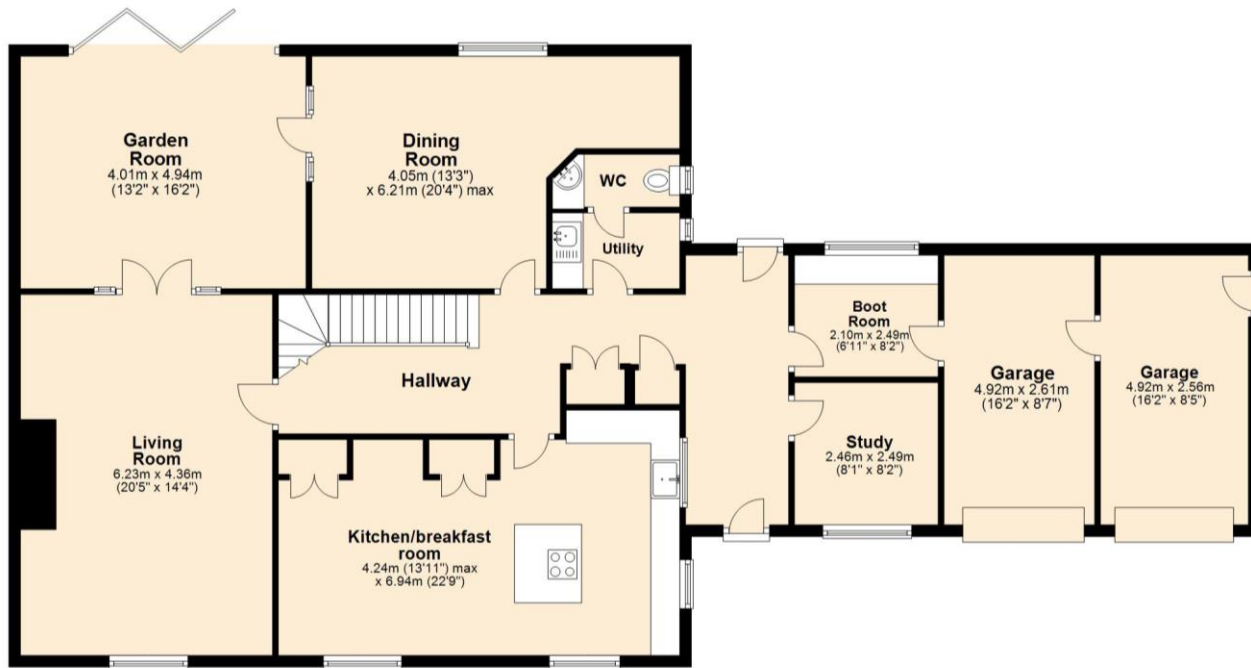
**Important Notice**

TW Gaze for themselves and for their Client give notice that:-

1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive.
3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.
5. It should not be assumed that the property has all necessary planning, building regulation or other consents.
6. TW Gaze have not tested any service, equipment or facilities.

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

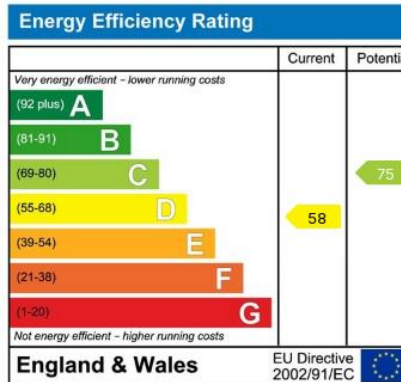




**Ground Floor**  
Approx. 163.8 sq. metres (1763.0 sq. feet)



**First Floor**  
Approx. 100.5 sq. metres (1081.7 sq. feet)



10 Market Hill  
Diss  
Norfolk IP22 4WJ  
t: 01379 651 931

33 Market Street  
Wymondham  
Norfolk NR18 0AJ  
t: 01953 423 188

rural@twgaze.co.uk  
www.twgaze.co.uk

