



Pear Tree House, Mellis Road, Yaxley, Eye, IP23 8DB Guide Price £550,000



AN EXCELLENT OPPORTUNITY TO ACQUIRE A BRAND NEW FOUR BEDROOM DETACHED HOUSE, OFFERING AN EXPANSE OF INTERNAL LIVING SPACE IN THE REGIONS OF 2260 SQ FT (APPROX.) AND OF A HIGH SPECIFICATION. FURTHER BENEFITING FROM AN INDIVIDUAL TUCKED AWAY POSITION, SOUTHERLY FACING REAR GARDENS, EXTENSIVE OFF-ROAD PARKING AND GARAGING.

Mellis Road, Yaxley, Eye

Key Features

- Approx 2260 sq ft
- Garage
- Southerly facing rear gardens
- X2 En-suites
- Study & utility room
- 10 year Building warranty
- Council Tax Band TBC
- Freehold
- Energy Efficiency Rating TBC.

SITUATION

The proposed dwellings are found to the centre of the village, being within the grounds of a former existing property close to the open countryside surrounding Yaxley. Over the years this unspoilt and attractive village was originally by-passed some years ago and offers a beautiful assortment of many period and characterful properties whilst having the benefit of a local public house and fine church. Adjoining the neighbouring village of Mellis, also having a public house and outstanding Ofsted rated schooling, (it is also advised the property is in the Hartismere School catchment). Yaxley provides easy access to the A140 lying just 6 miles to the south of Diss and within the beautiful countryside surrounding the Waveney Valley. The town offers an extensive and diverse range of many day to day amenities and facilities along with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

DESCRIPTION

The proposed property will be a large four bedroom detached house of timber frame construction, with high thermal insulation levels, underfloor heating at ground floor level with radiators to first floor level and of a most generous size being in the regions of 2260 sq ft. Notice is drawn to the expanse of living space with large family living area found to the rear of the property comprising a kitchen, dining area and sitting room area with views to a southerly aspect over the rear gardens. Additionally a utility room is found adjacent whilst to the front aspect of the property there is a spacious reception hall giving way to a separate sitting room and study area with good size cloakroom on first entry. At first floor level there are four generous double bedrooms with the two larger bedrooms having the luxury of en-suite facilities whilst bedrooms 3 & 4 are still good double bedrooms.

AGENTS NOTE

The property in question will be one of two dwellings to be erected in 2021 enjoying individual and secluded position.

SERVICES

Mains, water, electricity and drainage floor be connected to the property. The property will be heated by an air source heat pump.

ACCESS

The site will be accessed via a shared driveway, there will be a split maintenance cost between the two dwellings. The drive on first approach will be owned by Plot 1 with there being a Grant of Access over Plot 2.

VIEWINGS

Any access to the site is strictly via the selling agent. Please contact a member of the sales team at our Diss office 01379 640808.

PLANNING APPLICATION

For details and supporting documents relating to the proposed dwellings can be found on the Mid Suffolk County Council website searching planning reference DC\19\03564.

OUR REF: 7787

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