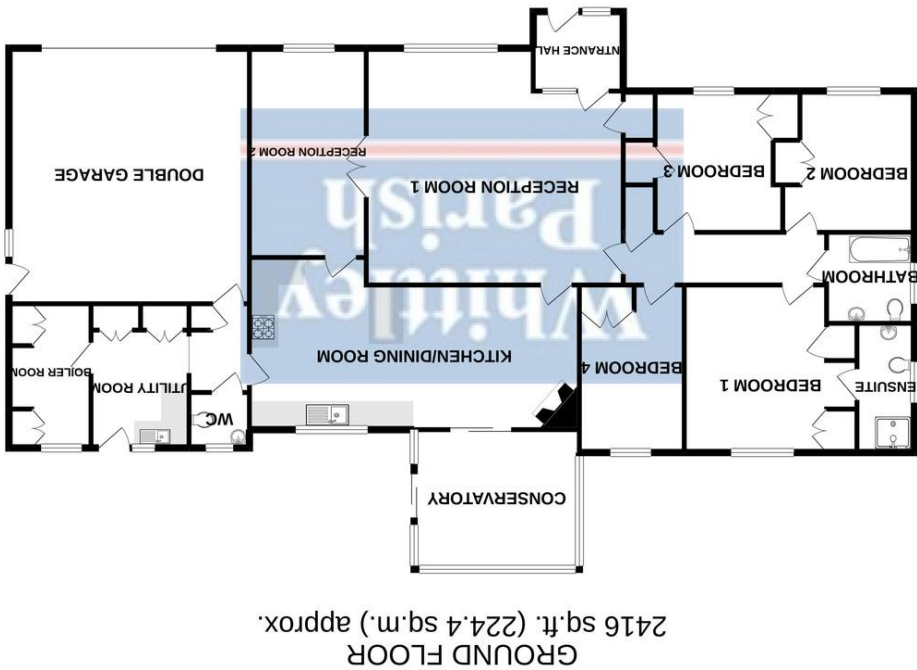


These measurements have been taken to the best of our knowledge and are not intended to be used as a basis for any legal proceedings. The measurements are taken to the best of our knowledge and are not intended to be used as a basis for any legal proceedings. The measurements are taken to the best of our knowledge and are not intended to be used as a basis for any legal proceedings.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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Contact Details

Strictly by appointment  
Viewing Arrangements

# Whittley Parish



## Earlsford Road, Mellis, Eye, IP23 8DY

Guide Price £480,000

- Boasting an outstanding rural position, this substantial and spacious four bedroom detached bungalow offers 2,400 sq ft of versatile living space, set upon a large and mature plot with grounds extending to 0.7 acres (sts). No onward chain.
- Over 2,400 sq ft
  - Rural views
  - En-suite to master bedroom
  - Freehold
  - Large grounds extending to 0.7 acre
  - Double garage
  - Council Tax Band F
  - Energy Efficiency Rating D.





## Property Description

### Situation

One of the most important factors with any property is its position and this attractive bungalow enjoys a most pleasing position found in a rural but not yet isolated situation set back from a small country lane and backing onto the unspoilt rural countryside. The village of Mellis has proved to have been a popular and sought after location over the years adjoining Yaxley and is found on the north Suffolk borders surrounded by the idyllic countryside close to the Waveney Valley. The villages still retain a strong and active local community with good local amenities, Mellis being well known for its primary school and with both villages having the benefit of a public house and being found seven miles to the south of Diss. The historic market town of Diss offers an extensive and diverse range of amenities and facilities along with a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

### Description

The property comprises a four bedroom detached bungalow having been individually built in the 1970s of traditional brick and block cavity wall construction under a pitched interlocking tiled roof with sealed unit upvc double glazed windows and doors, whilst being heated by an oil fired central heating boiler via radiators. Internally the property offers spacious and well laid out accommodation in the regions of 2,400 sq ft.

### Externally

The property is set upon a spacious plot with grounds extending to 0.7 acres, the gardens having been thoughtfully planted over the years and now well established and well stocked. Detached integrated garage (measuring 20' 7" x 20' 2" (6.29m x 6.16m) with up and over electric door, personnel upvc door and window to side, power/light connected). Additionally there the benefit of a single garage found adjacent to the property measuring 19' 0" x 9' 9" (5.80m x 2.98m) with up and over door to front. The gardens offer complete privacy/seclusion within backing onto the rural countryside giving far reaching views. Additionally included within the sale will be a timber summer house and two sheds.

The rooms are as follows:

**ENTRANCE HALL:** 7' 4" x 7' 3" (2.24m x 2.21m) Access via upvc door to front, a spacious first impression, secondary door giving access to the main reception room.

**RECEPTION ROOM ONE:** 12' 5" extending to 19' 0" x 21' 4" (3.81m extending to 5.81m x 6.51m) A generous main reception room with window to front enjoying views over the gardens and fields beyond. French doors giving access to reception room two, further access to the kitchen/diner and inner hall.

**RECEPTION ROOM TWO:** 16' 10" x 10' 0" (5.14m x 3.06m) With window to front serving well as a formal dining room, secondary door giving access to the kitchen/diner.

**KITCHEN/DINER:** 9' 7" extending to 11' 9" x 26' 8" (2.94m extending to 3.60m x 8.15m) Found to the rear aspect of the property enjoying views over the rear gardens. Open fireplace to side, sliding doors giving access to the conservatory extension. The kitchen offers a good range of wall and floor

units with roll to work surfaces, four ring electric hob with extractor above, oven below, double bowl sink with mixer tap over and space for dishwasher.

**CONSERVATORY:** 9' 5" x 13' 4" (2.89m x 4.08m) A upvc double glazed conservatory extension found to the rear of the property and with access onto the rear gardens.

**UTILITY:** 11' 3" x 7' 11" (3.45m x 2.42m) Found to the rear aspect of the property, upvc door giving access onto the rear gardens, work surface to side, double bowl stainless steel sink, space for white goods and access to the boiler room.

**BOILER ROOM:** 11' 3" x 6' 4" (3.45m x 1.94m) Found to the rear aspect of the property lending itself for a number of different uses. Built-in storage cupboard to side.

**BEDROOM ONE:** 13' 6" x 14' 0" narrowing to 11' 7" (4.12m x 4.27m narrowing to 3.54m) Found to the rear aspect of the property having views onto the rear gardens, a large double bedroom. Built-in fitted storage cupboards and having the luxury of en-suite facilities.

**EN-SUITE:** 10' 4" x 4' 7" (3.17m x 1.42m) With frosted window to side comprising of a corner tied shower cubicle, low level wc, bidet and hand wash basin over vanity unit.

**BEDROOM TWO:** 11' 4" x 10' 7" (3.47m x 3.25m) With window to the front aspect being a generous double bedroom with double built-in storage cupboard to side.

**BEDROOM THREE:** 12' 4" x 10' 3" (3.77m x 3.13m) With window to the front aspect being a generous double bedroom, double and single built-in storage cupboards.

**BEDROOM FOUR:** 13' 6" x 8' 5" (4.12m x 2.59m) With window to the rear aspect having views onto the rear gardens. Double built-in storage cupboard to side.

**BATHROOM:** 7' 4" x 7' 1" (2.24m x 2.16m) With frosted window to side comprising of a matching three piece suite with panelled bath and shower over, low level wc, bidet and hand wash basin.

**VIEWINGS:** Strictly by appointment with Whittleby Parish Estate Agents, please contact a member of the sales team at our Diss office on 01379 640808. **OUR REF:** 7802

