



Maple Close, Yaxley, Eye, IP23 8DQ

Guide Price £300,000 - £325,000

Enjoying a pleasing position upon a no-through close, this three bedroom detached bungalow offers bright and spacious rooms throughout benefitting from single garage, large en-suite to master bedroom and westerly facing rear gardens.

- Westerly facing gardens
- Well proportioned rooms
- Hartismere school catchment
- Freehold
- Garage
- Large en-suite
- Council Tax Band C
- Energy Efficiency Rating D.



Property Description

Situation

Enjoying a pleasing position within a small, quiet and friendly close of just ten or so other individually built houses and bungalows all situated upon large plots giving a pleasing feel to the development. The pretty and un-spoilt village of Yaxley was by-passed a number of years ago and still retains the benefit of a local public house and fine church whilst being associated with the neighbouring village of Mellis also having the benefit of a public house and outstanding Ofsted schooling, (it is also advised the property in question is within the Hartismere school catchment). Yaxley provides easy access to the A140 lying just six or so miles to the south of the historic market town of Diss which offers an extensive and diverse range of many day to day amenities and facilities found within the beautiful countryside surrounding the Waveney Valley.

Description

The property comprises a three bedroom detached bungalow having been 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, whilst being heated by an oil fired central heating boiler via radiators. Offering light and spacious rooms throughout particular notice is drawn to the large first reception room having a double aspect with a leafy green outlook over the rear gardens.

Externally

The property is set upon a small no-through close being approached via a hard standing driveway giving off-road parking for multiple vehicles leading to the single garage. The front gardens offer a pleasing leafy green outlook whilst the main gardens are found to the rear of the property and are of a westerly facing aspect being predominantly laid to lawn with a patio area creating an excellent space for alfresco dining and two garden sheds and a greenhouse, all being enclosed by panel fencing and conifer hedging.

The rooms are as follows:

ENTRANCE PORCH: 5' 6" x 2' 7" (1.70m x 0.80m) Aspect to front giving access to entrance hall.

ENTRANCE HALL: Giving access to reception room one, kitchen, three bedrooms and bathroom. Two storage cupboards to side and loft space above.

RECEPTION ROOM ONE: 14' 5" x 22' 11" (4.40m x 7.00m) maximum measurements. With double aspect to front and side being a spacious reception room with working fireplace to side.

KITCHEN: 8' 3" x 8' 5" (2.52m x 2.59m) With window to rear, the kitchen offers a good range of wall and floor units, work surfaces, four ring electric hob, electric oven, stainless steel sink with drainer and mixer tap, space for white goods, tiled splashbacks. Archway leading to reception room two.

RECEPTION ROOM TWO: 8' 2" x 7' 6" (2.51m x 2.29m) With window to side lending itself for a number of different uses having views and access onto the rear gardens via sliding French doors. Access to utility.

UTILITY: 6' 0" x 4' 0" (1.83m x 1.23m) With window to side having plumbing for washing machine, space for fridge freezer, work surfaces and shelving.

BEDROOM ONE: 9' 11" x 10' 3" (3.04m x 3.13m) With window to rear being a large double bedroom having views over the rear gardens and with the luxury of en-suite facilities.

EN-SUITE: 12' 1" x 6' 11" (3.70m x 2.12m) With window to rear comprising corner panelled bath, separate shower cubicle, low level wc, hand wash basin, bidet and tiled splashbacks.

BEDROOM TWO: 9' 11" x 11' 5" (3.04m x 3.48m) With window to front being a large double bedroom with fitted wardrobes.

BEDROOM THREE: 6' 11" x 7' 6" (2.12m x 2.29m) With window to front lending itself for potential office space.

BATHROOM: 6' 9" x 6' 8" (2.08m x 2.04m) With window to rear comprising panelled bath with overhead electric shower, low level wc and hand wash basin. Full tiled.

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: 7973



Viewing Arrangements

Strictly by appointment

Contact Details

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Diss

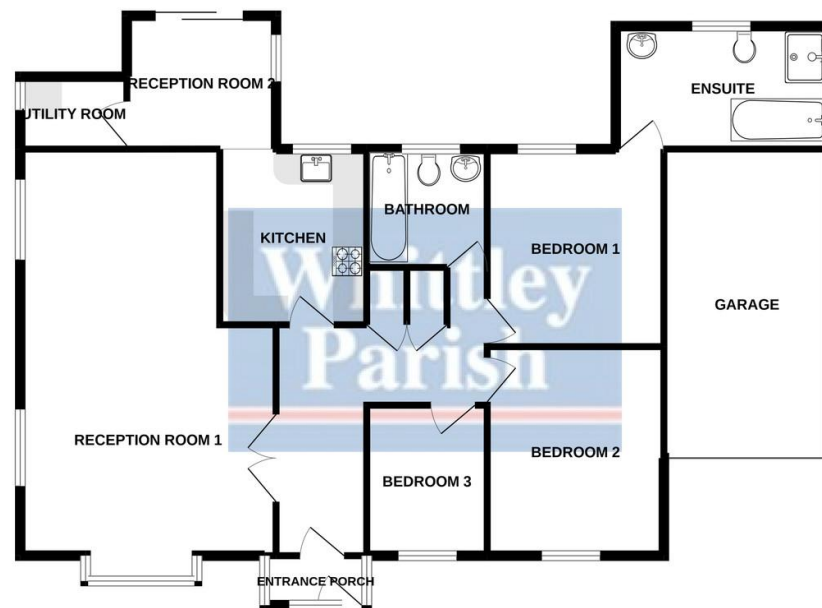
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their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

GROUND FLOOR
1196 sq. ft. (111.1 sq.m.) approx.



TOTAL FLOOR AREA: 1196 sq. ft. (111.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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