



The Common, Mellis, Eye

Guide Price £525,000 - £550,000 Freehold

Energy Efficiency Rating : D

- ✓ Detached Family Home
- ✓ Sought After & Private Location
- ✓ Generous Plot Of 0.28 Acres (stms)
- ✓ Impressive Internal Accommodation
- ✓ Four Double Bedrooms, Family Bathroom & En-Suite
- ✓ Kitchen/Breakfast Room & Utility
- ✓ Three Reception Rooms
- ✓ Well Kept Gardens, Parking & Double Garage

**STARKINGS
&
WATSON**

To arrange an accompanied viewing please call our Diss Office on 01379 450950



IN SUMMARY

This ATTRACTIVE DETACHED FAMILY HOME located on the COMMON in the SOUGHT AFTER VILLAGE of MELLIS offers GENEROUS ACCOMMODATION in the region of 2230 SQ FT (stms) as well as PRIVATE & MATURE plot of 0.28 ACRES (stms) and DOUBLE GARAGE. Presented in good order throughout, the internal layout is extremely versatile and suits the needs of a large family very well. Internally you will find TWO GENEROUS MAIN RECEPTIONS as well as a country style kitchen and useful utility. On the ground floor there is also a garden room/bedroom, study and W.C as well as the porch and hall entrance. On the first floor off landing there are FOUR FURTHER DOUBLE BEDROOMS, an en-suite bathroom as well as the family bathroom. Externally, to the front there is AMPLE OFF ROAD PARKING for a number of vehicles and the detached DOUBLE GARAGE which could easily be converted if desired (stp). The mature gardens and plot extend to approximately 0.28 ACRES (stms).

SETTING THE SCENE

The property is approached via an un-adopted shared roadway leading from Mellis Road onto the common in Mellis. You will find a large shingled front driveway with ample parking space. This also gives access to the detached double garage, gated side access leading to the rear garden as well as the main entrance door accessed via a front porch.

THE GRAND TOUR

The property is accessed via the main entrance door into a useful entrance porch, the perfect space for coats and shoes before entering the entrance hallway. From the central hallway you will find to the left a door to an inner hallway with a unique spiral feature staircase as well as access to a study room tucked away at the back of the house ideal for home working and a W.C. The main sitting room can be found down a step off this inner hallway also - a bright and cosy sitting room with an open fire overlooking the front and dual aspect windows. There is also plenty of space in this room for the dining table if required. Leading from the entrance hallway again, there is a garden room currently used as bedroom with a pleasant aspect overlooking the garden then the dining/family room which is flexible and features a window through into the kitchen as well as windows to the front aspect. The family friendly country style kitchen beyond offers plenty of cupboard space as well as rolled edge work surfaces and slate tiled floor, an island unit with solid wood worktops and a two seater breakfast bar, space for a large range cooker, a Belfast style sink, and space for a dishwasher and American style fridge/freezer, all whilst overlooking the rear garden. The large utility room provides access to the garden and is the perfect space for all the white goods and drying the washing too, there is also plenty of cupboard space. Leading up the spiral staircase to the first floor landing, all bedrooms and bathrooms can be found. The

impressive main bedroom is found to the front featuring plenty of built-in wardrobes and two windows overlooking the front. There is an equally impressively sized en-suite bathroom with shower, separate bath, W.C and hand wash basin. Following the landing round there are two built-in storage cupboards and three double bedrooms all generous in size with one featuring built in wardrobes. Serving these bedrooms is a large four piece family bathroom. The property benefits from oil fired central heating and uPVC double glazed windows

THE GREAT OUTDOORS

The generous and private rear garden and plot extends to approximately 0.28 acres (stms) and is mainly laid to lawn and houses plenty of mature trees, shrubs and planting. There is also a pleasant patio area to the rear of the house itself providing the perfect space for outside dining. The garden is well kept but essentially a blank canvas and would make a fantastic project for a keen gardener as the garden does offer a high degree of privacy. To the front of the property you will find ample shingled parking for numerous vehicles as well as access to the detached double garage.

OUT & ABOUT

Mellis is a delightful village set in North Suffolk and enjoys excellent countryside walks, a primary school and village pub. Eye is a historic town nearby which offers an assortment of local shops and businesses.

The local schooling is highly thought of with Nursery to High School ages catered for. Services include health centre, butchers, bakers, deli, supermarkets and chemist amongst others. The market town of Diss (approximately 5 miles away) offers an extensive range of further amenities. Diss also benefits from a mainline rail service which runs between the City of Norwich and London's Liverpool Street Station.

FIND US

Postcode : IP23 8DU

What3Words : ///hazel.held.tadpole

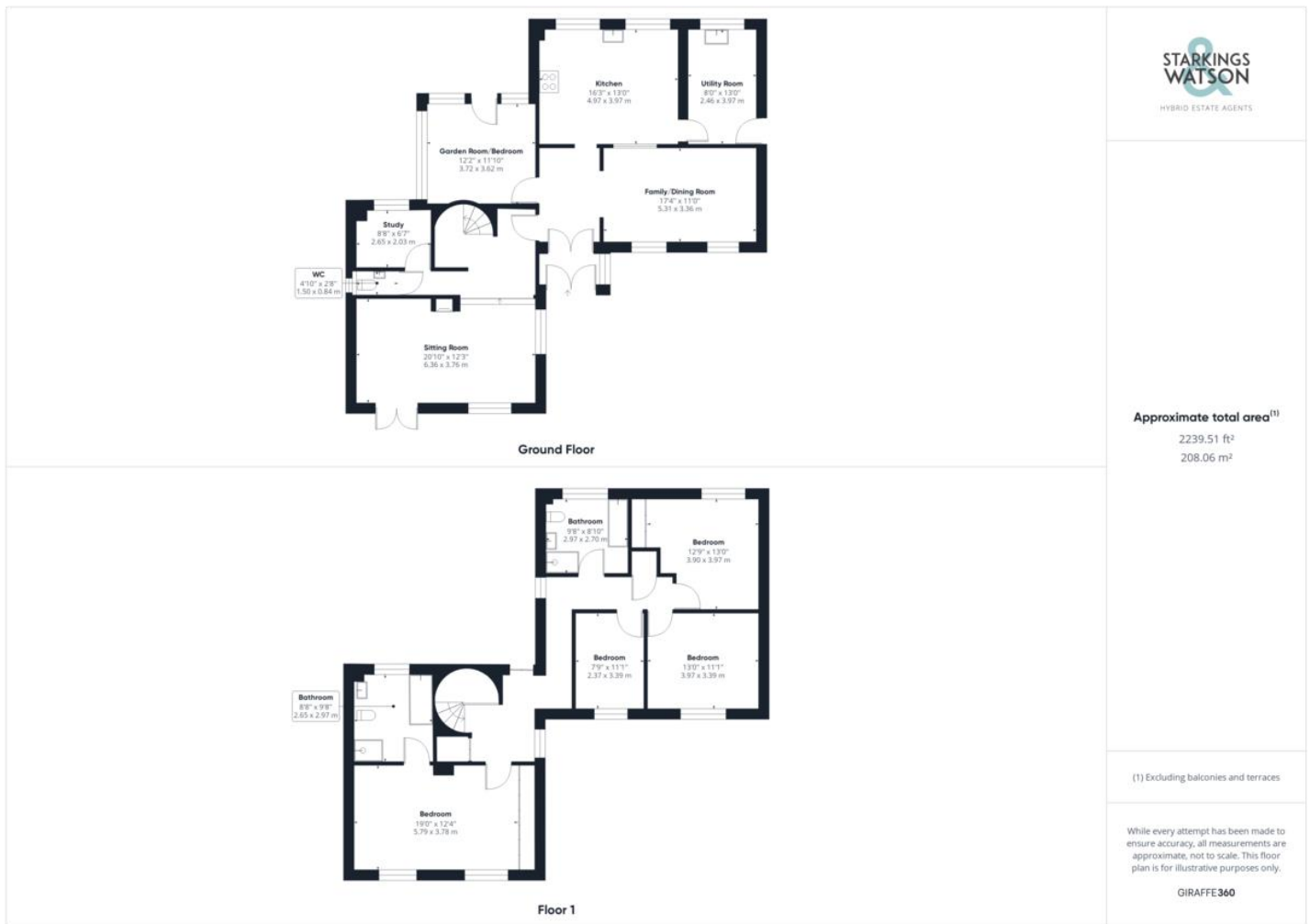
VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

Buyers are advised the road is an un-adopted shared roadway. The property is connected to mains drainage, electricity and water and there is oil fired radiator central heating.





STARKINGS & WATSON
HYBRID ESTATE AGENTS

Approximate total area⁽¹⁾
2239.51 ft²
208.06 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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