

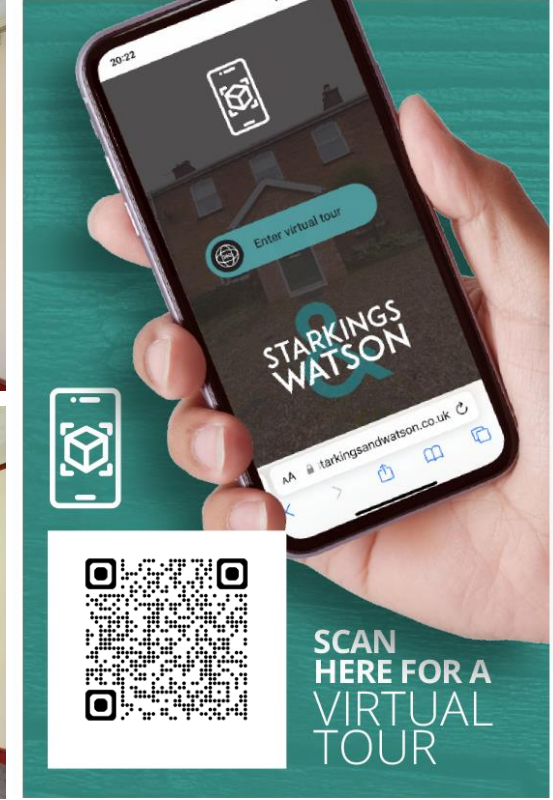
YAXLEY ROAD

Mellis, Eye IP23 8DP

Freehold | Energy Efficiency Rating : E

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- Detached Family Home
- Sought After Village Green Location
- Generous Accommodation
- Three Reception Rooms
- Kitchen / Dining Room & Utility
- Four Double Bedrooms & Two Bathrooms
- Generous & Private Plot of 0.28 Acres (stms)
- Large Frontage with Parking & Double Garage

### IN SUMMARY

Located in the SOUGHT AFTER VILLAGE OF MELLIS just of the green and close to the EXCELLENT village primary school you will find this DETACHED FAMILY HOME offering in excess of 1800 SQFT (stms) as well as a MATURE PLOT of 0.28 ACRES (STMS). The house itself comprises; entrance hall, sitting room with WOODBURNER, separate DINING ROOM, study, kitchen/dining room, utility and W/C. On the first floor there is a bright galleried landing with FOUR GENEROUS DOUBLE BEDROOMS, an en-suite shower room and the family bathroom. Externally the rear garden is private and mature with plenty of space for all the family to enjoy. To the front you will find PLENTY OF DRIVEWAY PARKING as well as the attached DOUBLE GARAGE. The house benefits from double glazing and oil fired central heating and offers excellent access to both Eye and Diss as well as great road links close by.

### SETTING THE SCENE

The house is approached opposite part of the village green in the sought after village of Mellis with a large

hard standing driveway to the front providing plenty of parking leading to the attached double garage. The frontage also offers a private landscaped area of garden with a decked area and pergola, ideal for a table and chairs. You will find gated access to both sides leading to the rear garden with the main entrance door found to the front with a covered timber porch.

### THE GRAND TOUR

Entering via the main entrance door to the front there is a welcoming entrance hallway with stairs to the first floor landing. There is an understairs cupboard and stairs to the first floor landing. The sitting room is located to the left of the hallway offering a dual aspect with doors onto the rear garden as well as brick built fireplace housing a woodburner. On the other side of the hall is separate dining room to the front as well as a separate study. To the rear of the house is kitchen/dining room which offers plenty of storage and solid worktops over with space for all white goods as well as double range style oven. The dining area is open plan to the kitchen, offers doors onto the garden with a door into the utility beyond. The utility offers a separate w/c with utility housing further worktop space with space for white goods as well access to the double garage and a stable door to the rear garden. Heading up to the first floor landing there is plenty of natural light, an airing cupboard and a loft hatch. Off the landing there are four ample bedrooms and two bathrooms. To the left of the landing as you head up there are two bedrooms, one to the rear with built in wardrobes and one to the



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front. To the other side of the landing there are two further generous bedrooms both with fitted wardrobes. The main bedroom to the rear overlooks the garden with a range of fitted bedroom furniture and features an en-suite shower room.

### THE GREAT OUTDOORS

The well kept rear garden offers plenty of space for all the family to enjoy with the plot extending to approximately 0.28 acres (stms). The first part of the garden offers a paved patio ideal for outside dining with various planting borders. The garden then mainly laid to lawn flanked by mature hedging and trees. You will then find a timber summer house providing a lovely space to enjoy an evening drink with a fenced area of woodland beyond currently used to keep chickens. Beyond there are various sheds and a greenhouse.

### 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.

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

Price:



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### VIRTUAL TOUR

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

GIRAFFE 360  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces.

Approximate total area<sup>m</sup>  
 1888.31 ft<sup>2</sup>  
 175.43 m<sup>2</sup>

Floor 1



Ground Floor

