



**Oakleigh Maple Close, Yaxley Eye IP23 8DQ**



**welcome to**

## **Oakleigh Maple Close, Yaxley Eye**

A fantastic opportunity to purchase a detached four bedroom family home situated in the popular village of Yaxley with countryside views to the rear and south facing rear garden, off road parking for multiple cars and a single detached garage.

### **Location**

Yaxley is situated just off the A140 in the quiet Suffolk countryside, about 1 mile west of Eye and 5 miles south of Diss. Yaxley is conveniently situated midway between Norwich and Ipswich and the market town of Diss with its quick train connections to London is close by. There is also a great village hall that holds a variety of classes with yoga, art classes, dancing classes and lots more. There is a pub in the village, The Cherry Tree, which regularly hosts specialist food nights and there is also a highly rated fine dining restaurant with rooms, The Bull Auberge which is close by. The market town of Eye has a wider range of amenities with shops, cafes and services and also the 'Outstanding' rated Hartismere High School.

### **Accommodation**

#### **Entrance Hall**

Front aspect double glazed door, radiator, carpet, stairs to first floor and doors to;

#### **Cloakroom**

Rear aspect double glazed window, low level flush wc, wash hand basin, fully tiled walls, radiator and tiled flooring.

#### **Lounge**

25' 2" x 10' 10" ( 7.67m x 3.30m )  
Front aspect double glazed bay window and rear aspect double glazed french doors leading out onto the patio area. This spacious lounge features a large exposed brick fireplace housing a wood burning stove, two radiators, tv point, carpet, doors leading to the hallway, study and double doors leading into the dining room.

#### **Study**

10' x 7' 10" ( 3.05m x 2.39m )  
Front aspect double glazed window, radiator, telephone point and carpet.

#### **Dining Room**

8' 8" x 7' 8" ( 2.64m x 2.34m )  
Carpet, radiator, wall mounted lights and open arch way leading into the kitchen.

#### **Kitchen**

14' 3" x 12' 7" ( 4.34m x 3.84m )  
Dual aspect double glazed windows and side aspect double glazed door leading out onto the patio area. A cream fitted kitchen with wall and base units, larder and broom cupboard, work surfaces, ceramic sink and drainer, tiled splash back, work surfaces, electric oven with extractor hood, recessed spot lights, integrated appliances including dishwasher, washing machine and fridge/freezer.

#### **Landing**

Side aspect double glazed window, loft access, carpet and doors to;

#### **Master Bedroom**

13' 7" x 11' ( 4.14m x 3.35m )  
Rear aspect double glazed window with field views, radiator, two double fitted wardrobes, carpet, recessed spot lights and loft access.

#### **Dressing Area**

Radiator, recessed spot lights, laminate flooring and two double fitted wardrobes. Door leading to the en-suite and arch way leading into the master bedroom.





### **En-Suite**

Side aspect double glazed window, radiator, fully tiled walls, wash hand basin, wc, corner shower cubicle with fully plumbed shower, shaver point and laminate flooring.

### **Bedroom Two**

9' 3" x 8' 8" ( 2.82m x 2.64m )

Rear aspect double glazed window with field views, radiator, two built in cupboards and radiator.

### **Bedroom Three**

10' 1" x 10' ( 3.07m x 3.05m )

Front aspect double glazed window, radiator, fitted double wardrobe and carpet.

### **Bedroom Four**

8' 10" x 7' 2" ( 2.69m x 2.18m )

Front aspect double glazed window, radiator and carpet.

### **Bathroom**

Side aspect double glazed window, wc, wash hand basin, panelled bath with shower attachment and fully plumbed shower over, shaver point and laminate flooring.

### **Outside**

To the front of the property is a laid to lawn area with mature planted hedge borders, a paved pathway leading to the front door and rear garden. Concrete driveway providing off road parking for multiple cars with access to the single garage.

A superb large south facing garden backing onto open fields with well established hedging offering a great deal of privacy and seclusion, to the end of the garden is a vegetable raised beds and a brick workshop with power and lighting, a large paved patio area with brick garden wall borders making this the perfect spot to relax and dine in throughout the summer months, garden shed with power and a concrete base. The property also benefits from outside lighting.

### **Garage**

16' 6" x 8' ( 5.03m x 2.44m )

Up and over door, power and side aspect door.

### **Services**

Mains Electricity

Mains Water

Mains Drainage

Oil Fired Central Heating

### **Council Tax Band: D**



**view this property online** [williamhbrown.co.uk/Property/DSS107946](http://williamhbrown.co.uk/Property/DSS107946)



welcome to

## Oakleigh Maple Close, Yaxley Eye

- Detached Family House
- Immaculate Condition Throughout
- Spacious Kitchen with Integrated Appliances
- Three Reception Rooms
- Master Bedroom with Dressing Area & En-Suite
- Three Further Bedrooms
- Superb Large South Facing Garden Backing Fields
- Multiple Off Road Parking with Single Garage

Tenure: Freehold EPC Rating: D

offers in the region of

**£525,000**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

view this property online [williamhbrown.co.uk/Property/DSS107946](http://williamhbrown.co.uk/Property/DSS107946)



Property Ref:  
DSS107946 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01379 644719**



Diss@williamhbrown.co.uk



1 Navire House Mere Street, DISS, Norfolk,  
IP22 4AG



**williamhbrown.co.uk**