



LILAC HOUSE
YAXLEY ROAD, MELLIS, EYE, IP23 8DP



This is a substantial four-bedroom detached family home, perfectly situated in the highly sought-after village of Mellis, just off the picturesque village green.

Step inside this welcoming home through the main entrance, where an inviting hallway leads to the first-floor landing. An under-stairs cupboard provides convenient storage. To the left, the dual-aspect sitting room is a spacious room featuring a charming redbrick chimney breast with a wood-burning stove and doors opening directly onto the rear garden. Across the hall, you'll find a separate dining room at the front of the house, alongside a dedicated study to the rear. The heart of the home lies in the spacious kitchen/breakfast room at the rear. It boasts ample storage, solid worktops, space for white goods and double range-style oven. The breakfast area seamlessly connects to the kitchen, with doors to the utility room. The utility room is well-equipped with additional worktop space, a convenient separate WC and provides access to the double garage and a stable door to the rear garden. Upstairs, the first floor offers four generously sized bedrooms, including a principle suite with its own en-suite, complemented by a well-appointed family bathroom.

Outside, the property is approached over a blocked path driveway providing ample off road parking and leading up to the double garage. There is a pergola decked terrace area to the front. The generous, well-maintained rear garden spans approximately 0.28 acres (STMS), offering abundant space for family enjoyment. It features an initial paved patio with attractive planting borders, leading to a spacious lawn flanked by mature hedging and trees. Further in, a timber summer house with a fenced enclosure borders a charming woodland area. The garden also includes sheds and a green house.

SERVICES

Oil fired central heating. Mains electric, water and drainage. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

LOCAL AUTHORITY

Mid Suffolk District Council
Council Tax Band E





ENERGY PERFORMANCE

E Rating

LOCATION

The property is set in the popular and sought after village of Mellis, adjoining the village of Yaxley and found on the north Suffolk borders surrounded by the idyllic countryside close to the Waveney Valley. The village still retains a strong and active local community with good amenities and with Mellis being well known for its primary school and public house. The historic market town of Diss is located 7 miles to the north and offers and extensive and diverse range of many amenities and facilities along with the mainline railway station with regular/direct services to London Liverpool Street and Norwich.

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact us if you would like to discuss.

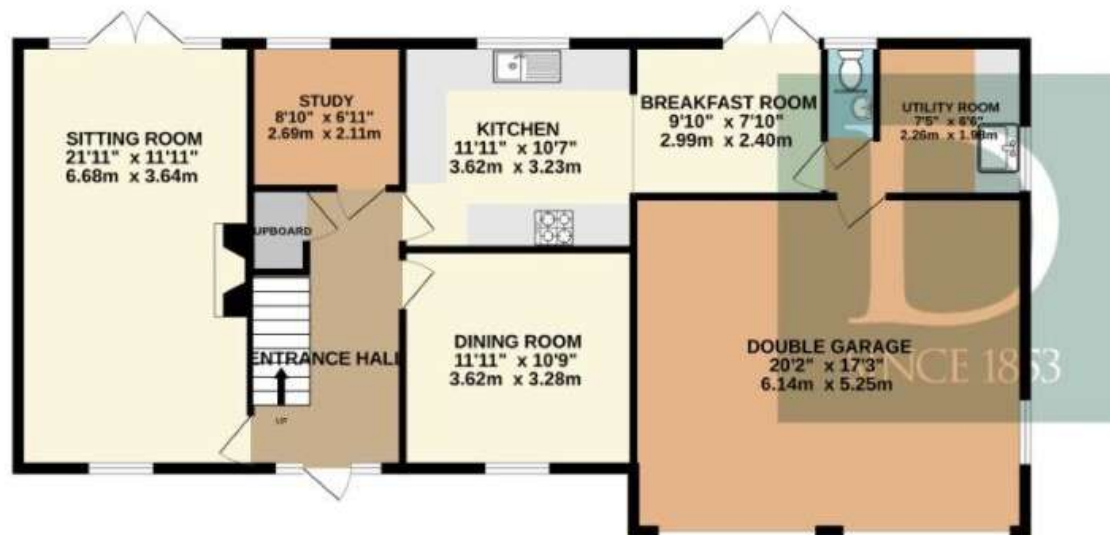






FLOOR PLAN

GROUND FLOOR
1190 sq.ft. (110.5 sq.m.) approx.



1ST FLOOR
686 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA : 1876 sq.ft. (174.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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