



1- 4 Railway Mews
1 The Common | Mellis | Suffolk | IP23 8DU

FINE & COUNTRY

TURN KEY PERFECTION



Nestled in the heart of the charming and picturesque village of Mellis, Railway Mews offers an incredible opportunity to make one of its four beautifully designed three-bedroom townhouses your own. These stunning new homes have been built with modern living in mind - energy-efficient, stylish and packed with high-end finishes. And the best part? The heavy lifting has already been done for you! No DIY, no renovation stress - just a fresh, sleek and beautifully finished home waiting for your personal touch.



KEY FEATURES

- Stylish development of three bedroom townhouses
- Principal bedrooms with ensuite
- EV Charging points
- Air source heating, underfloor heating to ground floor
- Two designated parking spaces per house
- Living space set over three storeys
- A wonderful village pub and local community
- An excellent local Primary school and in catchment for Hartismere High School
- A short drive from the train links and amenities of Diss
- No Chain

Designed for Modern Living

Railway Mews presents a thoughtfully designed, move-in-ready home that combines modern comfort with practicality. With a high standard of craftsmanship already in place, these townhouses serve as a blank canvas, allowing you to personalise the space without the hassle of renovations or costly updates. Whether you're a first-time buyer, a growing family, or looking to downsize to a modern and manageable space, these houses cater to a range of lifestyles and needs.

Each home has been carefully considered with a spacious, open-plan layout that maximises natural light and creates a smooth flow between the rooms. Large windows enhance the bright and airy feel, while quality finishes throughout add a sense of refinement. From the moment you step inside, you'll notice the attention to detail that sets these homes apart from the rest.

Step Inside

On the ground floor, a welcoming entrance hallway leads to a convenient cloakroom. Amtico (check?) flooring extends throughout the ground floor, creating a unified flow between the rooms.

The heart of the home is the beautifully designed, open-plan living, dining and kitchen area - a space that's perfect for modern family life and easy entertaining. The stylish shaker-style kitchen isn't just easy on the eye; it offers plenty of practical wall and under-counter cabinet storage space for all your culinary paraphernalia.

Flowing seamlessly into the dining and living area, this open-plan layout keeps everyone connected, whether it's family time, hosting friends, or just enjoying a relaxed evening at home. To the rear of the property, a set of bifold doors open directly onto the garden, extending your living space outdoors. On warmer days, throw them open and let the fresh air in - ideal for barbecues, summer gatherings, or simply unwinding with a coffee in the sunshine.



CGI Impression to show the possibilities of the space when furnished.



KEY FEATURES

To add to the comfort, underfloor heating on the ground floor keeps things warm and cosy in the cooler months, while sleek anthracite double-glazed windows with acoustic laminate glass bring a contemporary edge and provide excellent insulation and peace from the outside world.

Explore Upstairs

This charming property is spread across three floors, offering ample space and versatility to accommodate a range of lifestyle needs. On the first floor, you'll discover a well-planned layout, including a generous double bedroom and a flexible single room that can easily be tailored to your requirements. Whether you're working from home and need a dedicated office, are looking for a playroom or nursery for younger family members, or simply want a space to pursue hobbies, this room can facilitate. A well-designed family bathroom is conveniently located to serve the rooms on this level.

The ability to tailor each room to your specific needs makes this property an ideal choice for families, professionals, or anyone looking for a home with flexible living spaces. The top floor is devoted to the principal bedroom suite, offering a generously sized en-suite shower room. With plenty of natural light, this bright and peaceful space is perfect for relaxing after a busy day. Alternatively, depending on your needs, it could also serve as a private retreat for a teenager looking for their own space within the home.

Step Outside

Each plot features a secure, fenced garden, laid predominantly to lawn. Patio space has been accommodated, allowing you space to enjoy your morning coffee alfresco.

Sustainability and energy efficiency are at the core of these homes, ensuring they are both cost-effective and environmentally friendly. Each property benefits from an air source heat pump, providing efficient heating and hot water while reducing your carbon footprint. Each property also comes complete with an EV charging point and a covered communal area, providing secure space for bicycle storage.

On The Doorstep...

The idyllic village of Mellis, nestled in the heart of the Suffolk countryside, offers a fantastic retreat from bustling urban life yet is conveniently positioned equidistantly from Ipswich, Norwich and Bury St Edmunds (approximately 22 miles), offering the perfect blend of both ruralness and accessibility.



CGI Impression to show the possibilities of the space when furnished.





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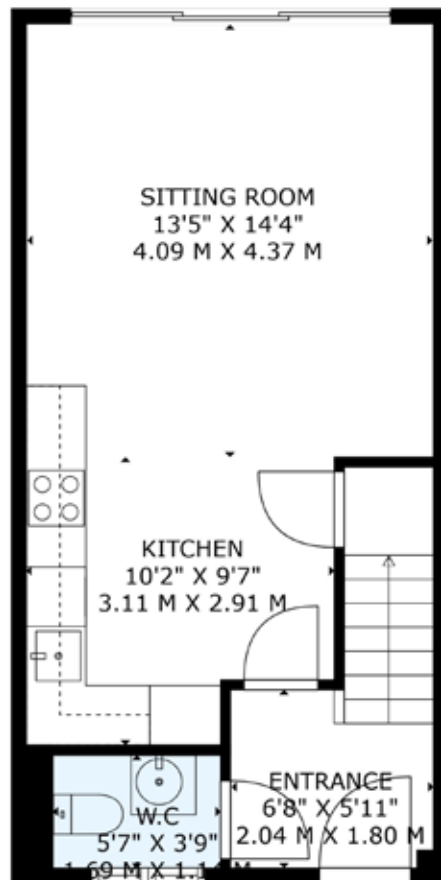


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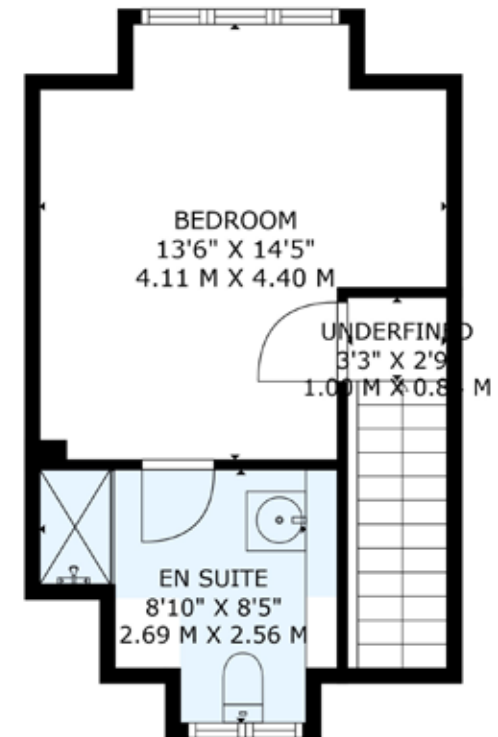




FLOOR 1



FLOOR 2

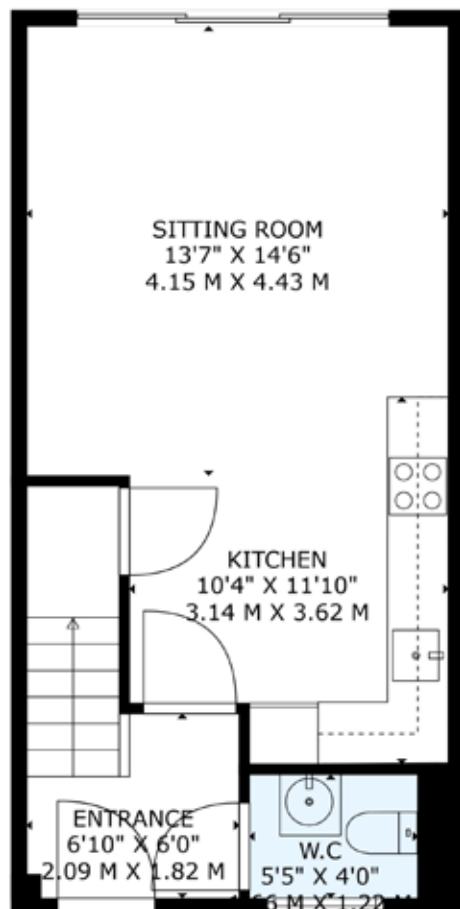


FLOOR 3

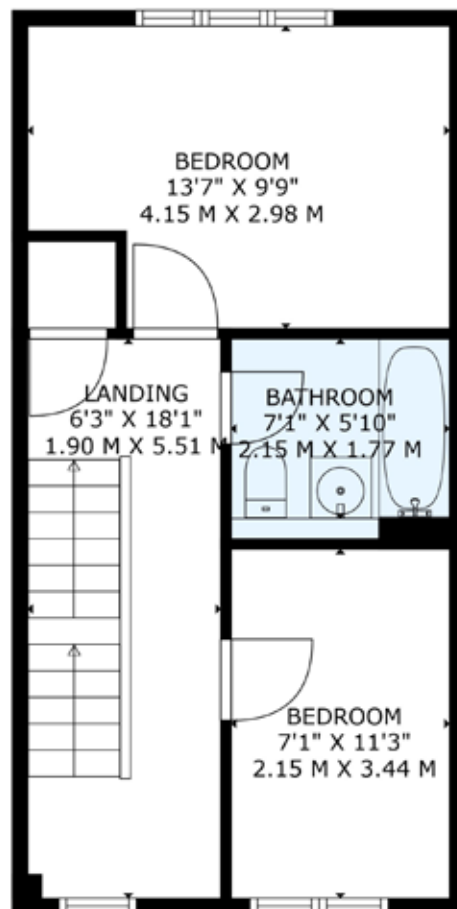
TOTAL: 1012 sq. ft, 94 m2
 BELOW GROUND: 374 sq. ft, 35 m2, FLOOR 2: 378 sq. ft, 35 m2, FLOOR 3: 260 sq. ft, 24 m2
 EXCLUDED AREAS: LOW CEILING: 15 sq. ft, 0 m2

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcnp.

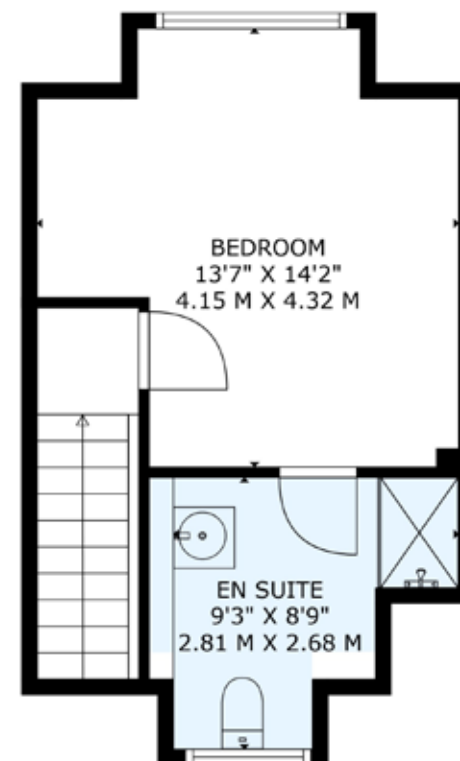




FLOOR 1



FLOOR 2

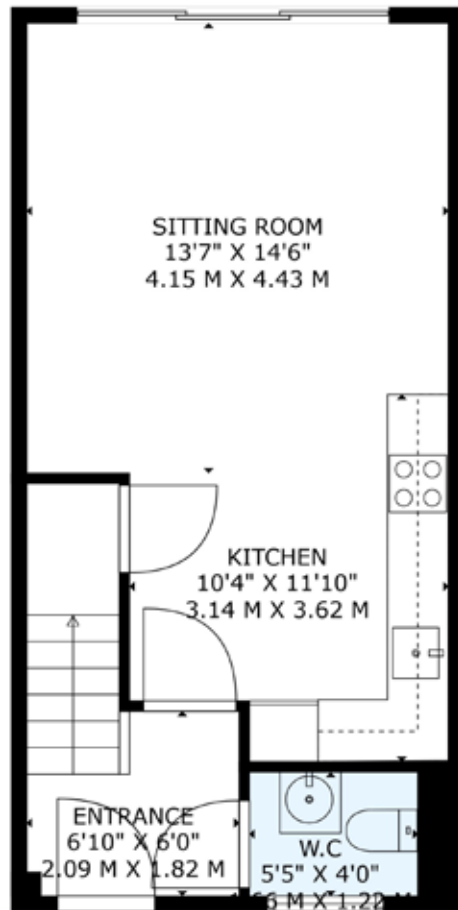


FLOOR 3

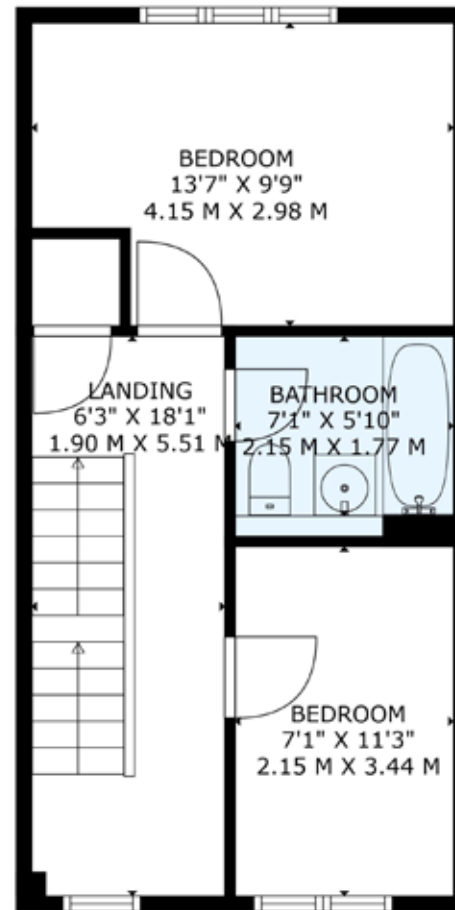
TOTAL: 1030 sq. ft, 96 m2
 FLOOR 1: 384 sq. ft, 36 m2, FLOOR 2: 384 sq. ft, 36 m2, FLOOR 3: 262 sq. ft, 24 m2
 EXCLUDED AREAS: LOW CEILING: 13 sq. ft, 0 m2

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcpp.

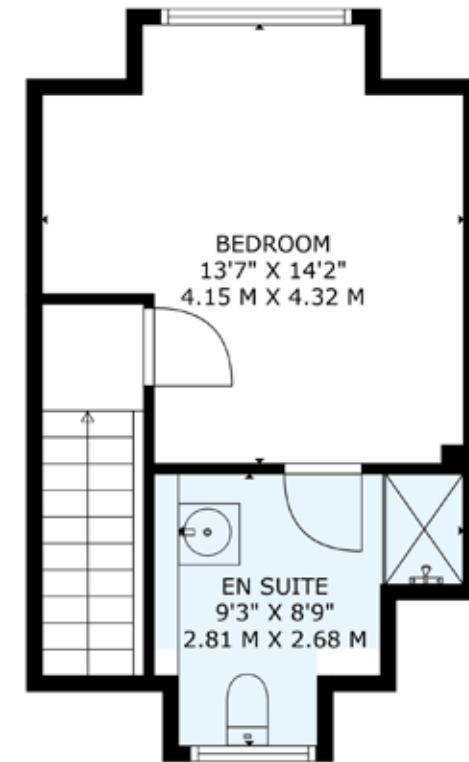




FLOOR 1



FLOOR 2



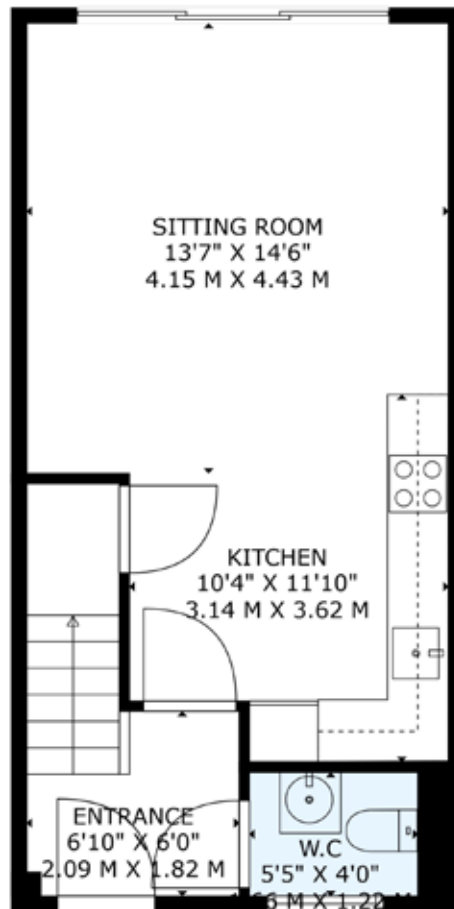
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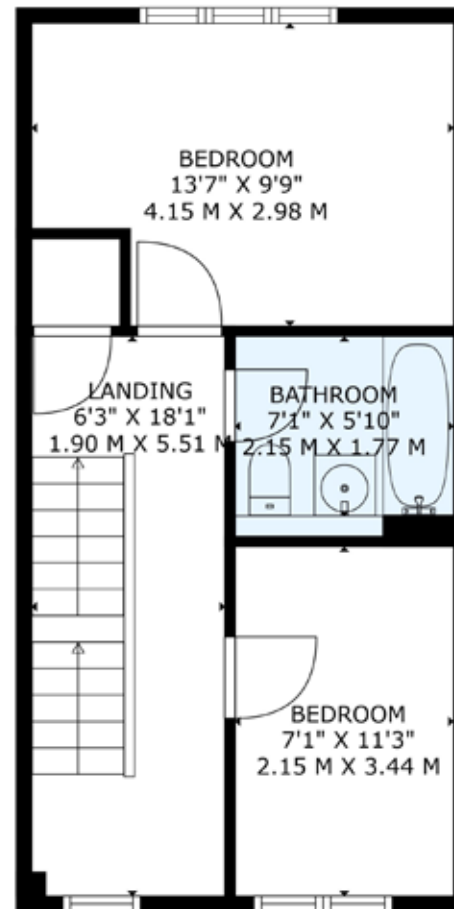
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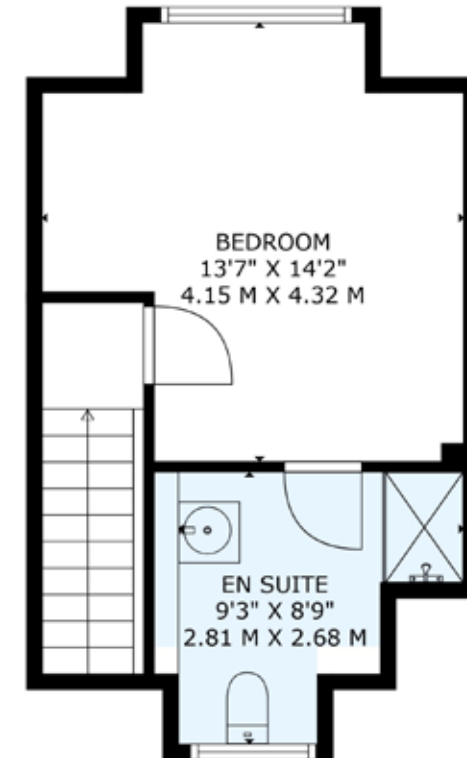
3 Railway Mews



FLOOR 1



FLOOR 2



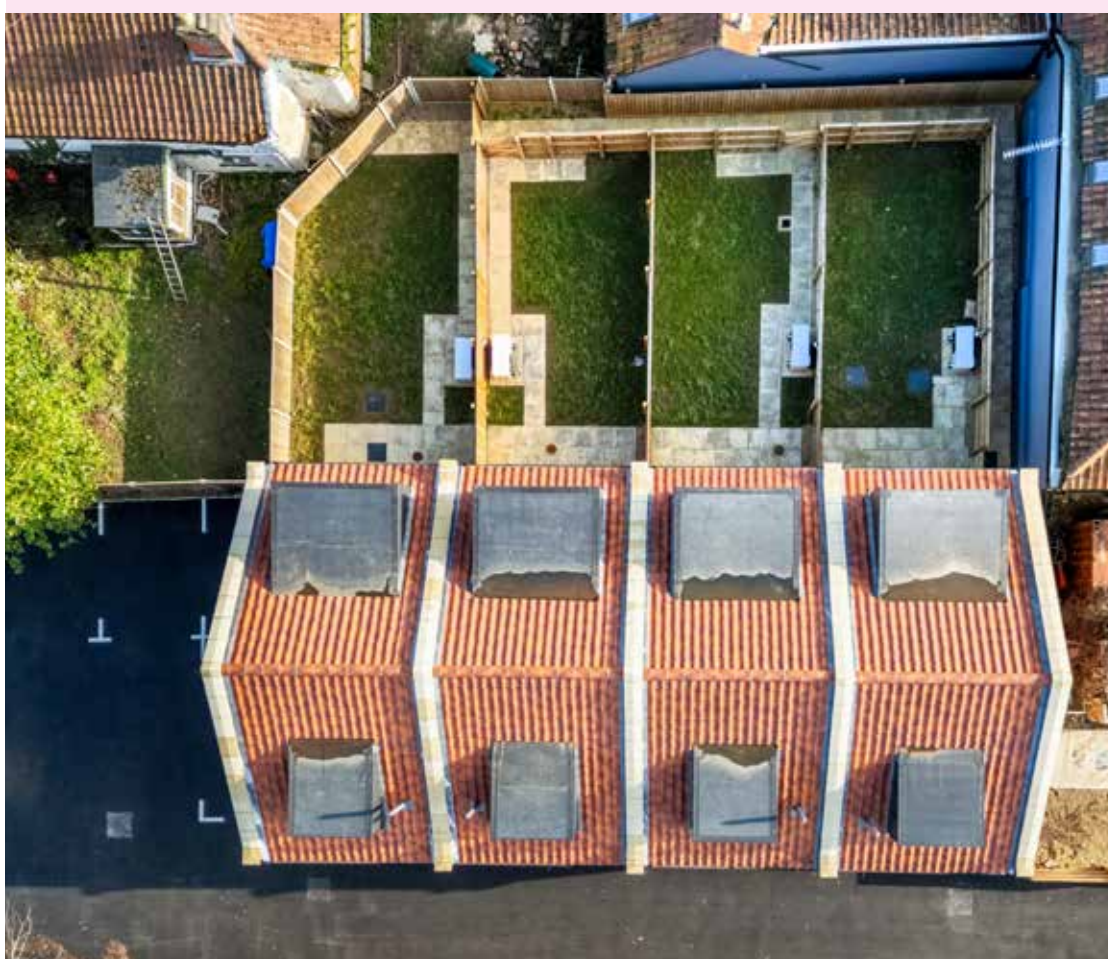
FLOOR 3

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

INFORMATION



The village is rich with well-preserved historic architecture, including the charming cottages scattered throughout the village and the notable St Mary's Church. For those keen to explore, the wonderful Mellis Common provides an impressive 59 hectares of grassland, framed by picturesque cottages and farmhouses. This timeless landscape, largely unchanged over the centuries, is a delightful place to explore and enjoy the wildlife.

Mellis is home to The Railway Tavern, a welcoming local pub that regularly hosts live music events for the community and serves delicious food. The village hall also provides plenty to get involved with, including exercise classes and a regular farmer's market.

How Far Is It To...

For everyday needs, the nearby market towns of Eye (3.3 miles) and Diss (6.7 miles) provide a wealth of amenities, including supermarkets, boutiques, restaurants and excellent schools.

Commuters will appreciate the close proximity to Diss train station, offering direct services to London Liverpool Street in under 90 minutes.

Directions

From Diss head west on the A143 towards Bury and turn left on to the Mellis Road in Wortham. Follow the road down into the village past the common and take an immediate left after you cross the railway tracks.

What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words rarely.bungalows.puts

Services, District Council and Tenure

Services – Mains Water, Electricity & Drainage – Air Source Heat Pump, Underfloor heating to the ground floor.

Fibre Broadband Available – please check www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk - to check

Mid Suffolk District Council

Tenure: Freehold

FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

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