



Gardenia
Mellis | Eye | Suffolk | IP23 8DP

IN AN ENGLISH COUNTRY GARDEN



Welcome to The Good Life! With space for the family, views over the countryside common, a garden that offers grow your own and a wildlife haven, you can have it all here. With four bedrooms, and plenty of social space plus potential for multigenerational living and all close to town amenities and rail links, it is a rural dream!



KEY FEATURES

- Wonderful Detached four-bedroom property
- Large Principal Bedroom With Ensuite
- Approximately 2700 Square Feet Of Living Space
- A Generous Living Room With Wood Burner
- Fantastic Views Of The Common
- Beautiful Well-established Garden
- Parking For Multiple Vehicles
- Integral Garage
- Sought After Village With Excellent School And Pub
- A Short Drive From The Amenities And Train Links In Diss

The current owners chose this property, partly due to its central location being rural yet with good connections, seeing it as very much a project stage and collaborated with developers to create a special family home. They reconfigured the first floor to create an ensuite for the principal bedroom and more storage then tweaked the layout downstairs, whilst adding the garage, utility and study. The result is a home which hosts a family well, and even a multigenerational one if needed.

Step Inside

The entrance hall in this home is huge – currently used as library space but is also perfect for family life when you all arrive home with school bags, coats, laptops and wellies. Conveniently placed to the right is the kitchen – easy for putting the shopping away quickly, with a cooker, space for American fridge and a dishwasher as well as a relaxed breakfast area with table and external door to the garden. Straight ahead from the hallway are large double doors into the dining room which also has doors to the south facing terrace, wonderful for lazy lunches and alfresco entertaining. The showcase of this home is the expansive living room with enormous bay window making this room so bright and cheery – the views to the countryside common are restful and add to the relaxed ambience of the home. This room also boasts a large wood burner so makes a great space for the family to come together on a cold evening and this heats most of the ground floor too. An internal hallway from the living room leads to the utility room to the left and then the study – perfectly placed away from the heart of the home and with its own external door. To the right in the hallway is the ground floor cloakroom and stairs to the first floor.

A Home for All Occasions

Whether hosting friends, having a quiet night in or barbecuing en masse in the superb gardens, this house can cater for all. Christmas sees twinkling trees in the huge bay of the living room and at the bottom of the stairs – just magical.





KEY FEATURES

The home can grow with you - upstairs the bedrooms offer flexibility for use as home office, gaming room or teens lounge whilst on the ground floor the garage could easily become a living space and the utility room a kitchen whilst the study could take a bed, this provides opportunity for a self-contained space for older children or multigenerational living.

Explore Upstairs

The centrally placed wonderfully wide staircase, with bespoke handrails, leads to a lovely big landing with storage space. The principal bedroom has an entire wall of sliding door wardrobes and a chic ensuite shower room with storage in a clever shelved and lit alcove. A fantastic larger than usual family bathroom offers a luxuriously deep tub – perfect for a long soak with a glass of wine or of course for children's bathtime fun - plus a large shower and serves the other three generous bedrooms. Bedroom two is dual aspect so again is a bright welcoming room and has plentiful built-in storage. Bedroom three is another bright and welcoming room and bedroom four is a great guest room.

Step Outside

The large gravel driveway offers parking for several cars making it easy for family and friends to visit. The garden is where this family spend the summers, a labour of love with so many different aspects to enjoy – lawns for children to run wild on, multiple veggie beds and a greenhouse where the owners have enjoyed growing veggies and fruit including rhubarb and redcurrants to stock the freezer and feed the family. At the rear of the garden is a wilding area where Hollyhocks, Oxide Daisies, Wallflower, Geraniums and Foxgloves thrive, making a haven for bees, butterflies and birdlife. The gardens are south facing so offer lots of sunny days and the terrace is great for barbecues whilst the small, paved area beside the patio doors hosts a more intimate bistro table for two and encourages quiet cuppas and a chat with a friend. The front vista over the common, from the sitting room bay window allows you to watch barn owls and kestrels swooping and diving for prey – a privilege to see along with the wild orchids which grow freely.

The area is perfect for those enjoying the outdoor life, with walks, bridleways and tracks all around.





















INFORMATION



On The Doorstep

Mellis is a peaceful village in mid Suffolk and boasts the largest piece of common land in England. It has a welcoming vibrant community and provides its inhabitants with a pub, The Railway Tavern which welcomes you to its music and quiz nights, The Mill furniture and homeware shop for lifestyle shopping, a Primary School rated Outstanding with Ofsted, which feeds into the well regarded Hartismere High School in Eye, a Village Hall offering a variety of social and sporting groups and a Parish Church. Surrounded by tranquil rural roads, tracks and footpaths, the area is perfect for those enjoying the outdoor life, with walks, bridleways and tracks all around.

How Far Is It To...

Mellis is located between the market towns of Eye and Diss. Both Eye and Diss provide shopping facilities, medical practices, vets, independent shops and schooling. For rail commuters, Diss offers a mainline rail station with trains to London Liverpool Street, whilst for road links Mellis is conveniently situated with the A143 and A140 roads leading east west and north south respectively.

Directions: From Diss head south on the A140 and turn right onto the Eye Road to Yaxley. Turn right on to the Mellis road and follow up to Mellis. Go past the school and the property is up on your left.

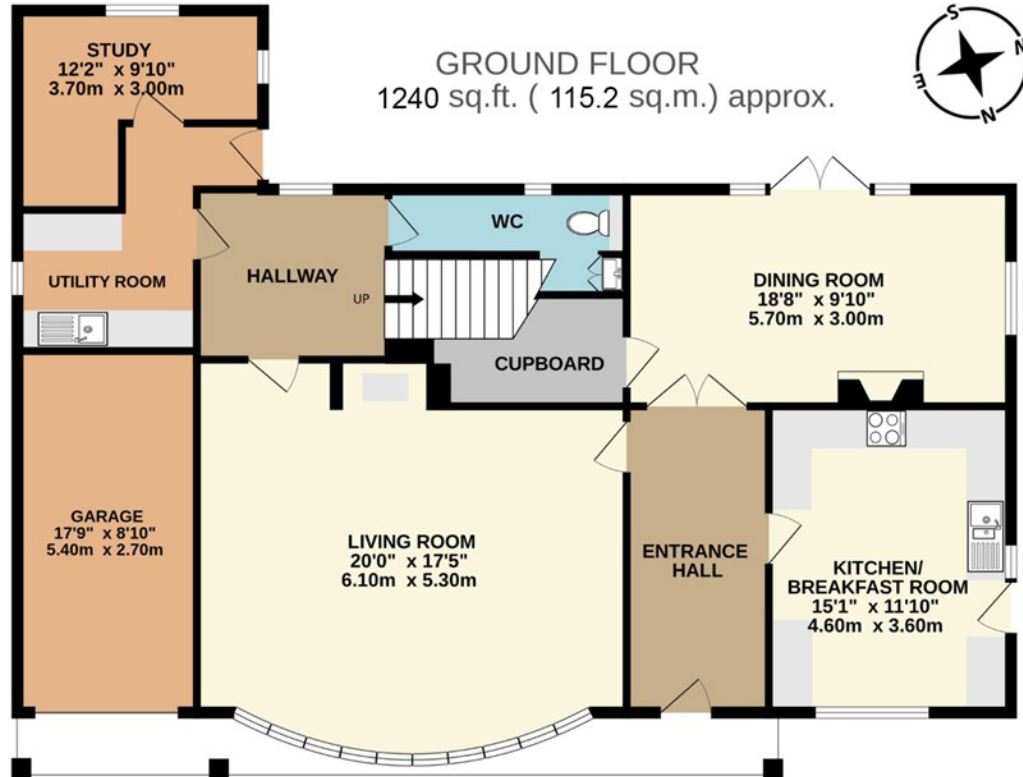
What Three Words Location

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... What 3 Words Location [///guard.exactly.districts](http://guard.exactly.districts)

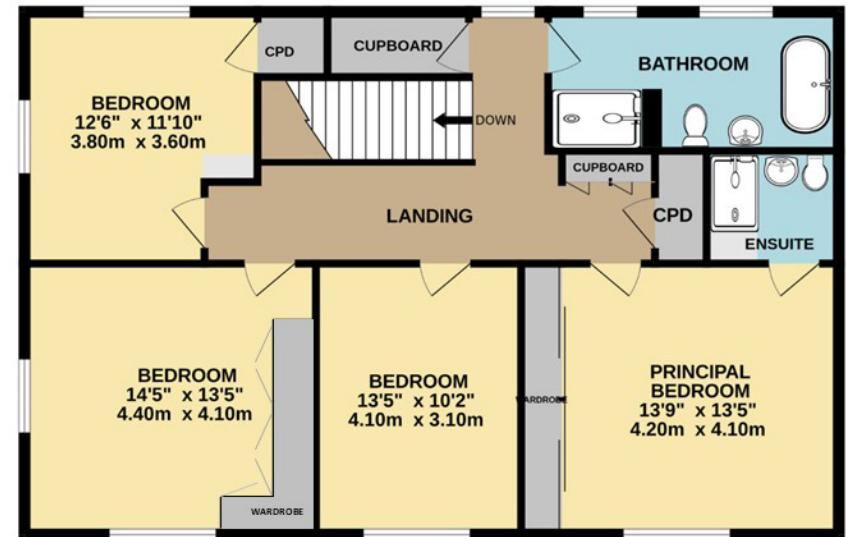
Services, District Council and Tenure

Oil Fired Central Heating
Mains Electricity, Water and Drainage
Broadband Available – Ultra Fast Broadband available but 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 – Band D – Freehold

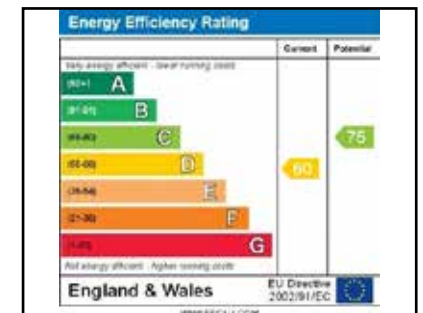
TOTAL FLOOR AREA (approx.)
Accommodation: 2279 sq.ft (211.7 sq.m) - Garage: 156 sq.ft (14.5 sq.m)
Measurements are approximate. Not to scale. Illustrative purposes only.
Produced for Fine & Country Estate Agent.



1ST FLOOR
1039 sq.ft. (96.5 sq.m.) approx.



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.





FINE & COUNTRY

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