



13 Cherry Tree Close
Eye
IP23 8DH

twgaze



Price Guide £360,000



- Four bedrooms
- Principal bedroom with en suite shower room
- Two bedrooms with useful fitted storage
- Two versatile reception rooms
- Well-equipped kitchen with integrated appliances including Bosch oven and induction hob
- Separate utility room
- Driveway providing off-road parking and Garage
- Easy access to the A140
- Approximately six miles from Diss
- Hartismere School catchment area

Location

Cherry Tree Close occupies an enviable position within the heart of the picturesque and unspoilt village of Yaxley. Bypassed several years ago, the village retains a peaceful rural character, with a variety of period and character properties centred around the village church. The neighbouring village of Mellis is within easy reach and provides a popular public house together with an outstanding Ofsted-rated school. The property also falls within the Hartismere School catchment area. Yaxley is well placed for access to the A140 and lies approximately six miles south of the historic market town of Diss. Diss offers a comprehensive range of day-to-day amenities and facilities, together with a mainline railway station providing regular direct services to London Liverpool Street and Norwich.



Property

Cherry Tree Close is a well-proportioned four-bedroom house offering versatile accommodation arranged over two floors, with a practical layout suited to both family life and entertaining. The ground floor comprises two reception rooms, providing a good degree of flexibility and the opportunity to create distinct spaces for formal dining, relaxation or home working. The kitchen is fitted with a range of units and provides good storage, together with a Bosch oven, induction hob, integrated dishwasher and fridge freezer. There is also the useful addition of a Kinetico water softener. A separate utility room provides further practical space, with a cloakroom completing the ground floor. On the first floor are four bedrooms, including a principal bedroom with an en suite shower room. Two of the bedrooms benefit from useful fitted storage, while the remaining bedrooms are served by the family bathroom. The accommodation is well balanced throughout, with four bedrooms and two reception rooms providing a good degree of flexibility for a range of purchasers.

Outside

The property is approached via a driveway providing off-road parking and access to the garage. To the rear is a private garden which is largely private creating a good degree of seclusion. The garden provides a pleasant setting for outdoor dining and entertaining, with areas of lawn and established planting, and greenhouse together with scope for further landscaping according to individual preference. The combination of the private garden, driveway and garage provides useful outside space and excellent practical amenity.

Services

Mains electricity, water and drainage are connected to the property. Heating is provided by an oil-fired central heating system. Solar panels are also installed.

How to Get There

What3words: [///tradition.acrobat.muscular](#)

Viewing

Strictly by appointment with TW Gaze.

Tenure

Freehold

Anti-Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017

In accordance with the regulations, TW Gaze are legally required to carry out Anti-Money Laundering due diligence checks on all proposed legal purchasers involved in the transaction.

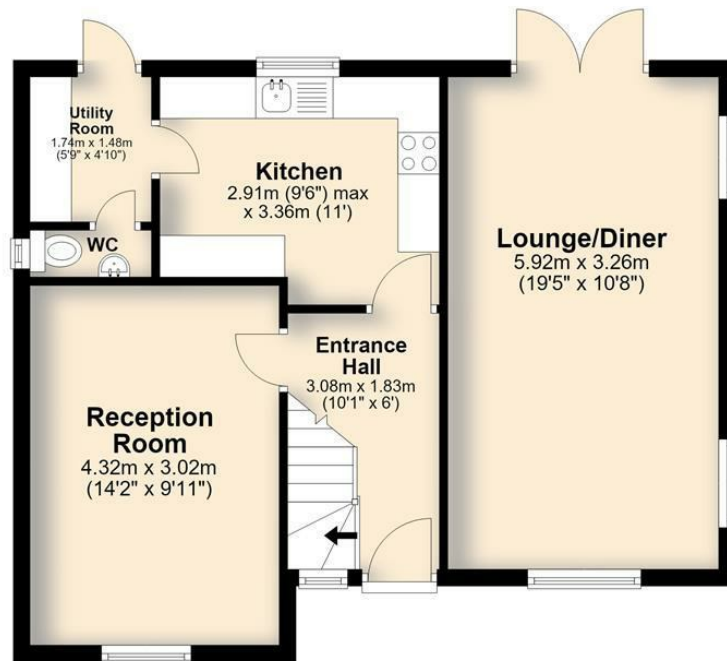
A processing fee of £25.00 + VAT (£30.00 including VAT) is payable by each purchaser once an acceptable offer has been agreed.





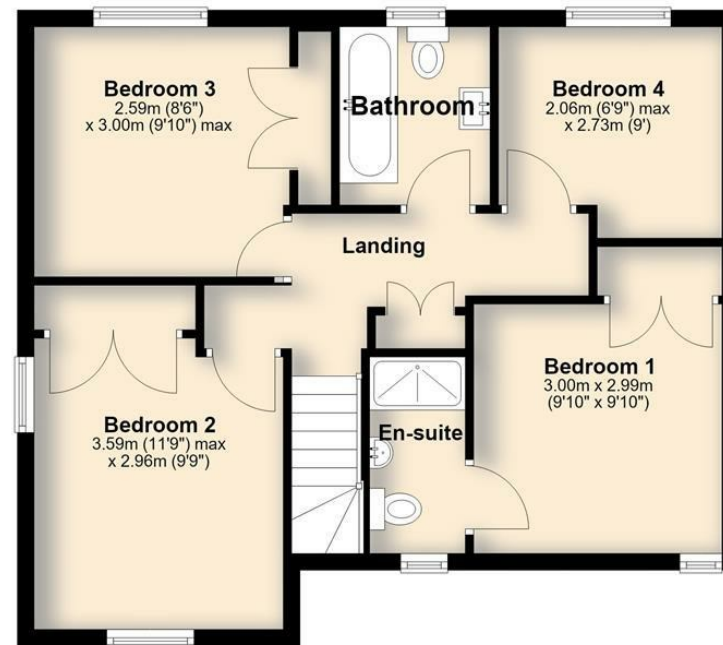






Ground Floor

Approx. 52.2 sq. metres (561.9 sq. feet)



First Floor

Approx. 51.9 sq. metres (558.3 sq. feet)

Total area: approx. 104.1 sq. metres (1120.2 sq. feet)

Important Notice

TW Gaze for themselves and for their Client give notice that:-

1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. TW Gaze have not tested any service, equipment or facilities.

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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