



Minors & Brady
DISS
FOR SALE
01379 771444

13 Cherry Tree Close, Yaxley

Eye



£375,000
Minors & Brady

13 Cherry Tree Close

Yaxley, Eye

This beautifully renovated four bedroom home offers the rare combination of space, style and setting, presented in truly turnkey condition with a calm, neutral interior throughout.

Designed for modern family life, the layout flows effortlessly from room to room, while outside a private rear garden provides a peaceful retreat that feels wonderfully secluded. With excellent road links nearby and thoughtful upgrades already completed, this is a home that allows you to simply move in and enjoy from day one.

- Fully renovated and presented in true turnkey condition
- Four well-proportioned bedrooms
- Principal bedroom with modern en-suite
- Updated kitchen with modern units and excellent storage
- Two flexible reception rooms
- Utility room and downstairs WC
- Private rear garden, largely unoverlooked
- Off-road parking, garage and solar panels
- Excellent access to the A140 for commuting



M&B



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13 Cherry Tree Close

Yaxley, Eye

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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Location

Yaxley is a well connected and popular Norfolk village, appreciated for its balance of rural atmosphere and everyday convenience. Surrounded by countryside yet offering easy access to the A140, the village is ideally placed for travel towards Norwich, Diss and beyond. With local amenities, schooling and a strong sense of community close at hand, Yaxley appeals to families and commuters alike who are looking for a comfortable village lifestyle without feeling disconnected.

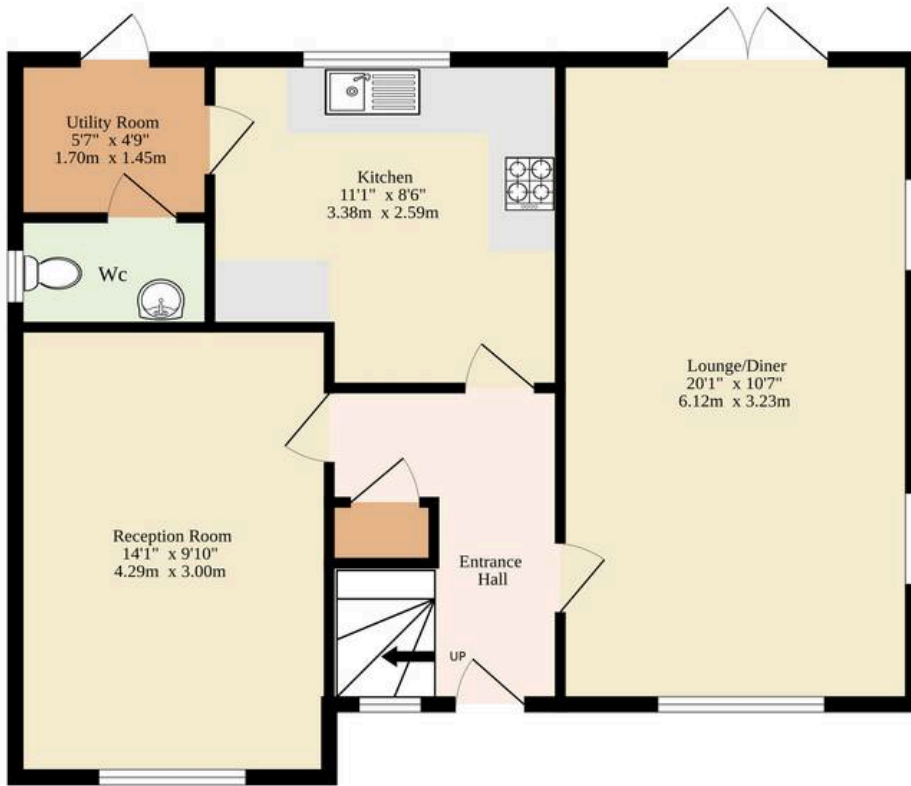
Cherry Tree Close

From the moment you step inside, the sense of quality and care is unmistakable. The interior has been finished in a clean, contemporary palette that enhances the natural light and gives each space a timeless, effortless feel. Two well proportioned reception rooms offer flexibility for both everyday living and entertaining, whether that is relaxed family evenings, working from home, or hosting guests without compromise.

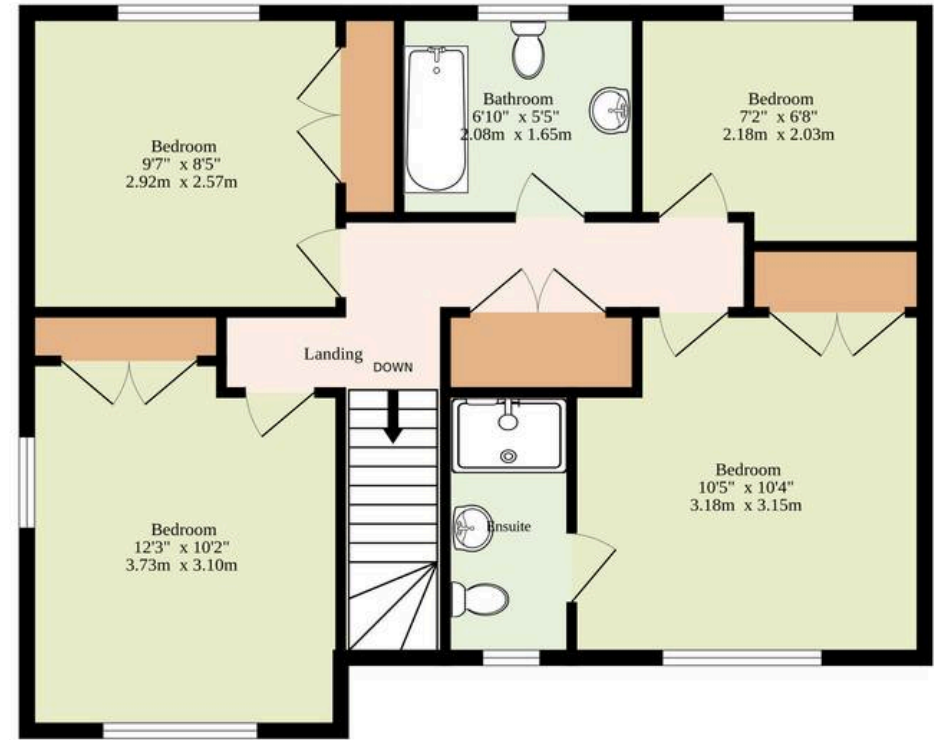
The kitchen has been thoughtfully updated to create a practical and welcoming hub of the home, with modern units and ample storage supporting both cooking and social moments. A separate utility space keeps the day to day neatly tucked away, while a downstairs cloakroom adds further



Ground Floor
573 sq.ft. (53.2 sq.m.) approx.



1st Floor
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1009 sq.ft. (93.7 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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Dreaming of this home? Let's make it a reality



Meet *Nicola*
Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

Minors & Brady
Your home, our market

 diss@minorsandbrady.co.uk

 01379 771444

 46-47 Mere Street, Diss, IP22 4AG

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Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk