



Cherry Tree Close | Eye | IP23 8DH
Asking Price £370,000

twgaze

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Detached family home. 4 bedrooms. En-suite shower room. Double garage and driveway space. Spacious kitchen. Living Room with wood burning stove. Nicely presented throughout. Sunny, walled rear garden with lawn and patio area. Village location with quick access onto the A140.

- 4 bedroom detached family home
- Bright, spacious living accommodation
- En-suite off main bedroom
- Ground floor WC
- Nicely presented throughout
- Double garage and driveway
- Living Room with wood burning stove
- Dining Room
- Village location with good access onto A140

Location

The property is tucked away within Cherry Tree Close, a small residential development in the popular village of Yaxley. The village has a church and village hall, whilst neighbouring Mellis offers a primary school rated 'Good' by Ofsted. Yaxley is well positioned for the nearby market town of Eye, just a couple of miles to the east, which provides a good range of everyday amenities and schooling through to sixth form at the highly regarded Hartismere School, rated 'Outstanding' by Ofsted. The larger market town of Diss lies approximately 4 miles away, just across the Norfolk border, and offers a more comprehensive range of shops, supermarkets, leisure and educational facilities. Diss also benefits from a mainline railway station on the Norwich to London Liverpool Street line, with journey times to the capital taking approximately 90 minutes.





The Property

Well presented throughout, this attractive home offers well-proportioned and versatile accommodation, ideally suited to family living. The ground floor is approached via a welcoming entrance hallway, leading through to a bright, dual-aspect living room featuring an attractive fireplace with bressumer beam above a recessed wood-burning stove, creating a comfortable focal point. French doors open directly onto the patio, providing a pleasant connection between the house and garden. The spacious fitted kitchen offers a good range of units and worktop space, with direct access to the garden and an opening through to the adjoining dining room, creating a practical layout for everyday family life and entertaining. A useful ground floor cloakroom completes the downstairs accommodation. Upstairs, there are four bedrooms, including a main bedroom with stylish en-suite shower room, as well as a family bathroom. Tasteful decoration and a consistent standard of presentation throughout give the house a welcoming feel, making it a home ready to move straight into.

Outside

To the front, is an area of lawn, complemented by established shrubs and planting, which soften the approach to the house. A paved pathway leads to the front entrance door. The enclosed rear garden enjoys a good degree of privacy, with a combination of brick walling and timber fencing providing a sheltered setting. A secure gate from the shared driveway provides access into the garden, which is predominantly laid to lawn, and complemented by shrubs and attractive planting along the boundaries, whilst a paved patio area beneath a timber pergola provides a pleasant spot for outdoor dining and relaxation, with plenty of space to enjoy the garden during the warmer months. The shared access driveway runs between the house and the neighbouring property, leading to the double garage, which has a useful timber store shed attached, ideal for garden or log storage. There is also a parking space to the side of the garage.

Services: Mains electricity, water and drainage. Oil fired central heating.

How to get there: W3W: declares.explained.miss

Viewing: By appointment with TW Gaze

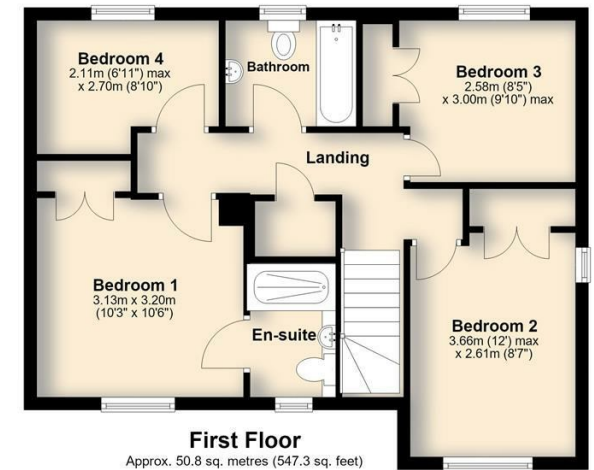
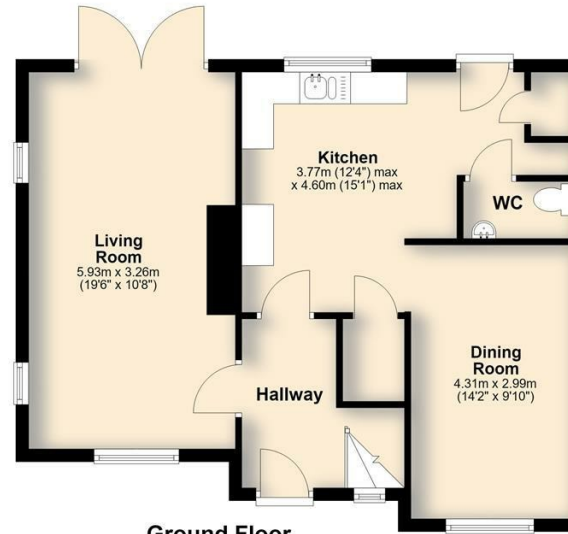
Freehold

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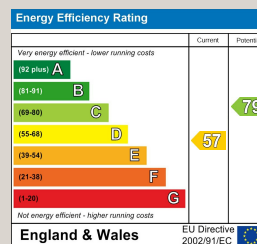
Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Ref: 2/20381/RM



Total area: approx. 102.2 sq. metres (1100.2 sq. feet)



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