



Sunnyside, The Common, Mellis, Eye, Suffolk, IP23 8EE

MARK · EWIN
BURY ST EDMUNDS

Sunnyside, The Common, Mellis, Eye, Suffolk, IP23 8EE

A spacious five-bedroom detached home, situated in the village of Mellis, offering versatile accommodation, generous living spaces and ample off-road parking.

The ground floor begins with an entrance hall, leading through to a sitting room, dining room, home office and kitchen. The kitchen provides access to a separate utility room and cloakroom. On the first floor, there are five well-proportioned bedrooms, two of which benefit from en-suites, with one also having a walk-in wardrobe. A family bathroom, along with a separate family and exercise room, completes the first-floor accommodation. Outside, a driveway provides ample off-road parking and leads to a double garage with built-in storage. The rear garden is predominantly laid to lawn, complemented by a paved patio area that extends around the side of the property.

Additional Information:

Agents note; Prospective purchasers should be aware of the proposed Norwich to Tilbury electricity transmission project, which includes new overhead power lines and pylons in the surrounding area. Whilst the proposed route does not appear to directly affect the property, the pylons are expected to be visible from the rear garden. Further information, including the proposed route, can be found on the Planning Inspectorate website – Reference EN020027. Agents note; The property benefits from a right of way over common land. The costs of any necessary repairs are shared between the relevant parties.

Tenure: Freehold

Council tax band: F - £3347 per annum.

Mobile Coverage: Mobile coverage is available from O2, EE and Three. Coverage and signal strength may vary depending on the property and provider. (Source: Ofcom)

Broadband: Broadband: Standard, Superfast and Ultrafast broadband availability varies by property. (Source: Ofcom)

Services: Mains Electric and Water. Heating via oil central heating. (Please note that none of these services have been tested by the selling agent.)



Directions

From Bury St Edmunds town centre, take the A143 towards Diss. At Wortham, follow signs towards Mellis. Continue into the village and follow the road towards The Common.

Location

The village of Mellis is surrounded by the Suffolk countryside, with Mellis Common offering open green space and walking routes. Local amenities include a village pub, primary school and church, with the nearby market town of Eye providing further shops and services.

Accommodation:

Entry 6' 10" x 4' 8" (2.08m x 1.42m)

Office 11' 0" x 10' 4" (3.35m x 3.15m)

Kitchen 10' 10" x 14' 11" (3.30m x 4.54m)

Dining Room 12' 4" x 14' 11" (3.76m x 4.54m)

Sitting room 23' 6" x 12' 11" (7.16m x 3.93m)

Utility 10' 7" x 8' 2" (3.22m x 2.49m)

Cloakroom 6' 6" x 3' 6" (1.98m x 1.07m)

Landing 3' 0" x 12' 5" (0.91m x 3.78m)

Hall 5' 4" x 6' 2" (1.62m x 1.88m)

Bedroom 7' 6" x 9' 3" (2.28m x 2.82m)

Bedroom 10' 10" x 6' 11" (3.30m x 2.11m)

Bedroom 12' 4" x 12' 11" (3.76m x 3.93m)

Bedroom 12' 4" x 12' 11" (3.76m x 3.93m)

Walk In Wardrobe 5' 1" x 15' 5" (1.55m x 4.70m)

Ensuite 5' 2" x 6' 2" (1.57m x 1.88m)

Bedroom 16' 3" x 11' 2" (4.95m x 3.40m)

Ensuite 6' 8" x 4' 4" (2.03m x 1.32m)

Exercise room 15' 2" x 6' 6" (4.62m x 1.98m)

Additional Information:

Council Tax Band: F

EPC Rating:

Tenure: Freehold

Offers over £550,000
Freehold





All Measurements Are Approximate, They Have Measured As Guide Only. Produced By Drip.



MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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