

FIELD VIEW & HAWTHORNE COTTAGE YAXLEY

A thoughtfully designed, traditionally constructed and beautifully presented non estate house, set within the heart of the North Suffolk village of Yaxley, offering a unique architecturally designed detached house with a stylish interiors, generous living space and a calm village lifestyle.



Surrounded by open countryside, Yaxley provides excellent opportunities for walking, cycling and outdoor pursuits, whilst remaining within easy reach of Junior Schooling at neighbouring Mellis.

Extensive facilities at nearby market town of Diss (approximately 3.5 miles) include a main line station connecting Norwich and London Liverpool Street (approximately 90 minutes). The village is situated approximately 10 miles north of Ipswich and “Field view” is approximately one mile west of the main A140 Norwich - Ipswich Road.

The Properties

“Architecturally designed specifically for the South facing setting, the property provides contemporary living at its best, with sitting and dining areas flooded with natural light opening to an L shaped living/kitchen/breakfast room incorporating a large island. Doors leading to an enclosed garden space together with an area of paddock land beyond, extending to a total site area of approximately ½ acre (Stms) and beautiful field views.

The first floor boasts four well-proportioned bedrooms, 3 of which enjoy en-suite bath/shower rooms. The principal bedroom benefits from glazed doors serving a Juliette balcony to appreciate the extensive open farmland views.

Externally the property provides ample off road parking together with access to the detached matching double garage”



Sitting room concept inspiration



EDEN CONSTRUCTION

THE DEVELOPERS & ACCOMODATION SPACE

“Eden Construction are a well known and established local family firm headed by Shane and Holly Bartram employing a regular team of experienced tradesmen responsible for the completion of numerous quality properties throughout South Norfolk and North Suffolk”



- Entrance Porch 6'6", x 4'2"
- Entrance/Stair Hall 14' x 7'9"
- Cloakroom 6'6" x 5'1"
- Sitting Room 20'3" x 12'6"
- Dining Room 13'8" x 13'8"
- Living/Kitchen/Breakfast Room 21'10" x 14' (including utility Room 10'8" x 7'4")
- Landing 20'3" x 7'9"
- Bedroom 1. 14' x 13'
- Bedroom 2. 13' x 10'7"
- Bedroom 3. 12'8 x 10'
- Bedroom 4 12'9" x 9'10"
- Family Bathroom 10'4" x 7"
- Double garage 19' x 18'6"



Key Features

Rural living at its best

✓ High specification interior finishes, including Oak staircase, flooring, oak faced doors and sanitary ware with Porcelanosa Tiles

✓ Spacious open plan ground floor, 35' Sitting room thru Dining and 29' Kitchen

✓ 3rd Reception room- offers a usage of study/playroom/bedroom/gym/hobbies etc

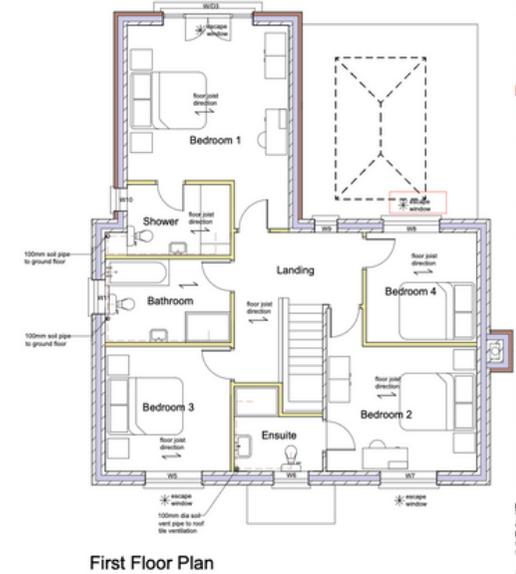
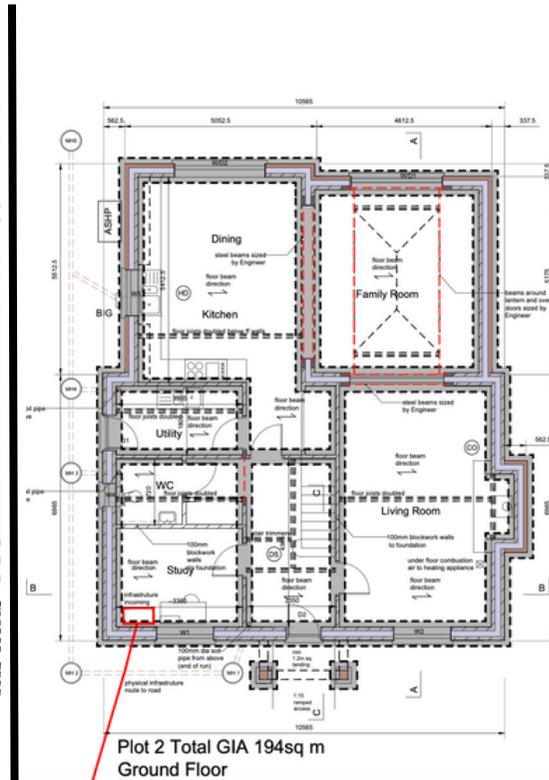
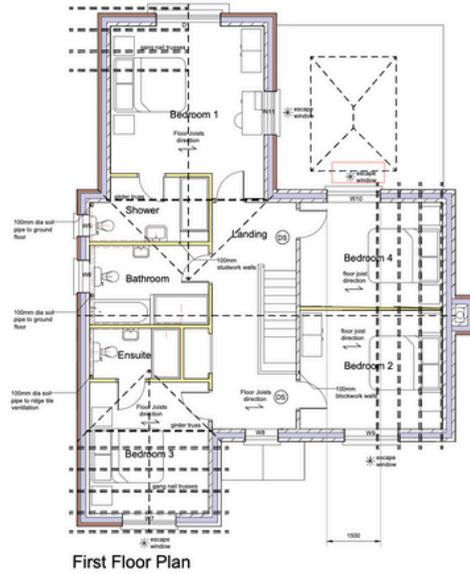
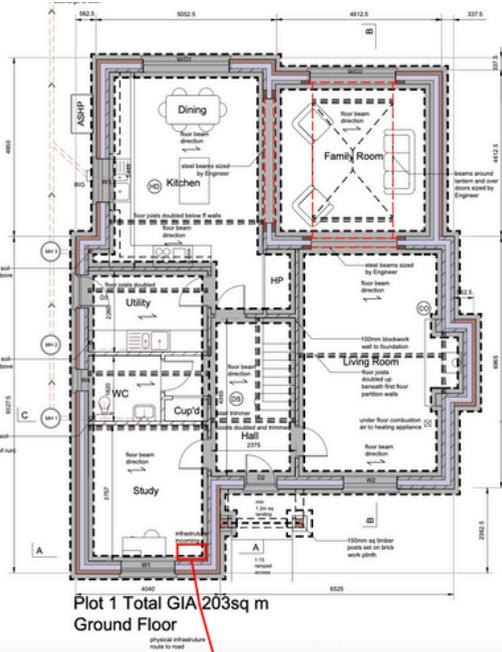
✓ Four Bedrooms

✓ Garages and driveway Parking
With light, power and twin electrically operated roller doors









Plot 1

Plot 2



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Exterior concept

EDEN CONSTRUCTION



3 Reception rooms



Living/Kitchen/Breakfast room



Utility room



4 Bedrooms



3 Bathrooms



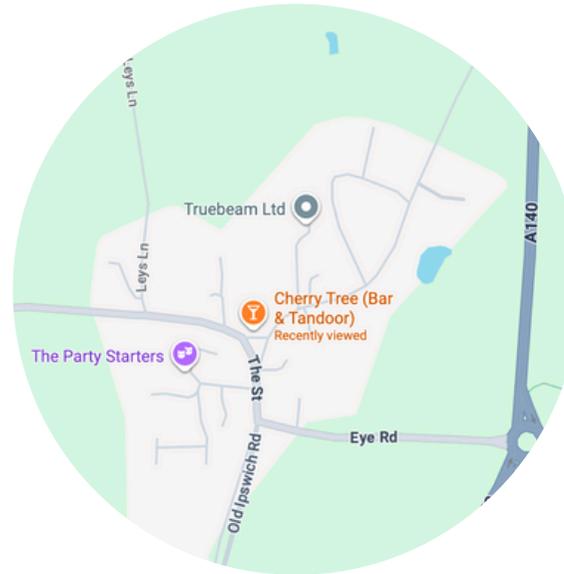
Garage



Air source heating, under floor to ground floor



Open fireplace in sitting room.
Wood burning stove (optional extra)



Approx 2100 Square feet

Request a viewing

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