



2 Cuckoo Close
Yaxley | Eye | Suffolk | IP23 8GL

TURNKEY. STYLISH. IMMACULATE.



Presented in exceptional condition throughout, this beautifully appointed 4-bedroom family home is ready to move straight into with nothing left to do but unpack and enjoy. Designed for modern family life and effortless entertaining, it combines generous proportions, elegant finishes and stunning countryside views in a wonderfully peaceful setting, yet close to amenities and commuter routes too.



KEY FEATURES

- Fabulous Modern Home
- Spacious Accommodation Throughout
- 0.29 Acre Plot (stms)
- Air Source Heat Pump - Under Floor Heating
- Luxury Fitted Kitchen with Integrated Appliances
- Four Sizeable Bedrooms - Master with Juliette Balcony
- Two En Suites and Family Bathroom
- Triple Sized Garage
- Beautiful Farmland Views to The Rear
- Excellent Sitting Room And Snug

The current owners were drawn to the home's exceptional location and eco-conscious design, and have since been impressed by its superb finish, high-specification fittings, underfloor heating to both floors and generous gardens. The flexible ground floor opens beautifully for larger gatherings, while the cosy snug offers a more intimate retreat when just two of you at home, making the property equally suited to families, entertaining professionals or those seeking a peaceful, high-quality home.

Step Inside

From the moment you arrive, the attention to detail is clear. Wide double entrance doors make everyday life that little bit easier, offering convenient access for buggies, wheelchairs (and furniture on moving-in day!) Inside, a spacious entrance hall creates an immediate sense of light and space, with attractive engineered wood flooring flowing seamlessly throughout the reception rooms. The staircase rises directly ahead with coat cupboard underneath, while a cleverly tucked-away cloakroom complete with feature sink, keeps the hallway beautifully uncluttered. To the left is a versatile, dual aspect reception room, currently arranged as a cosy snug, with an East-facing bay window filling the room with natural light throughout the day, making it an ideal second television room, playroom, formal dining room or peaceful home office. The generous living room offers French doors opening directly to the garden and sliding pocket doors connecting the living room to the kitchen, transforming into a superb entertaining space whenever required. The stunning kitchen/breakfast room, with beautiful tiled flooring, is undoubtedly the centrepiece of the home and is the favourite spot for the owners, enjoying field views throughout the seasons. A substantial central island provides extensive storage beneath, incorporates the sink and offers comfortable seating for family and guests, and there is ample space for a dining table and sofas too. A long "fish tank" window overlooks the growing area, floods the room with light, whilst West-facing bi-fold doors open completely onto the covered terrace, creating a seamless transition between inside and out, and offering fabulous sunset views. Complete with double ovens, in-line water filter for drinking water, two fridge freezers, a wine fridge, coffee station and exceptional storage, this is a kitchen perfectly designed for both everyday living and entertaining. A practical utility room with an external door to the garden, keeps laundry out of sight and houses the water softener, helping keep the home low maintenance. The plant room off the utility also doubles as a great drying room!





KEY FEATURES

Explore Upstairs

A striking galleried landing leads to four generous double bedrooms, offering flexible accommodation for families of all sizes. The impressive principal suite enjoys a vaulted ceiling with wonderful sense of space and luxurious en-suite featuring both a bath and double size walk-in shower. With built-in wardrobes and drawers sitting behind the sleeping space, a charming Juliet balcony offers countryside views and the current owners love watching the hare and deer in the fields all from their bed! Bedroom two also benefits from fitted wardrobes and its own stylish en-suite shower room, while the remaining two double bedrooms are served by a spacious family bathroom, again fitted with both a separate shower and bath. With four genuine double bedrooms, the layout offers outstanding versatility, whether you need dedicated home offices, guest rooms, a playroom, hobby room or an additional television lounge, the space can easily adapt as your family's needs change. Walk-in storage means no climbing into the loft in this home – with easy access to Christmas trees, suitcases and space for rails of your off-season clothing too.

Step Outside

A pretty double width pathway leads to the welcoming entrance, while the private, expansive driveway and impressive triple garage provide excellent parking and storage along with an impressive timber garden shed which has power to it and could perhaps be repurposed as a home office. To the rear, a beautifully designed pergola creates a wonderful extension to the house, providing space for dining, outdoor cooking and relaxed seating, with uninterrupted views stretching across open fields. The sides can be lowered to protect from Autumn breezes and drizzle or to offer shade in summer and for the brave, with a patio heater or two, maybe even Christmas lunch outside is an option! Gatherings for up to 25 people have been enjoyed here with plenty of space to relax, to eat together and of course to sleep over afterwards! Expansive fully enclosed lawns provide endless space for children to play and pets to roam, while the surrounding countryside creates a wonderful sense of peace and privacy. To the side of the home, through a rose covered archway, lies a productive working garden complete with raised vegetable beds, a greenhouse and an irrigation system, making it perfect for enthusiastic growers. The current owners have produced tomatoes, peppers, cucumber, beans, spinach and asparagus and also made use of fruit from the plum, apple and cherry trees.





























INFORMATION



On the Doorstep

Despite its wonderfully rural setting and far-reaching views, the property never feels isolated, with walks through the fields taking you to The Four Horseshoes in nearby Thornham Magna, The Railway in Mellis or The Oaksmere Hotel and Restaurant or even to Eye town. The local well regarded primary school also offers a pre school and for secondary education the renowned Hartismere school is a short distance away in Eye.

How Far Is It To....

Picturesque Eye is just four minutes' drive away, with Hartismere school, GP surgery, butchers, Co-op, and lovely café and bakery. Diss, just 5 miles away, offers a wider selection of supermarkets and facilities including a dentist surgery along with a mainline rail service to London Liverpool Street in around 90 minutes, while the larger towns of Ipswich, Norwich, and Bury St Edmunds are all within approximately 20 miles.

What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... What 3 Words Location /// beginning.play.lunged

Services, District Council and Tenure

Air Source Heat Pump - The property is Triple Glazed throughout with the exception of the bi fold doors which are double glazed.

Mains Electricity, Water & Drainage.

Broadband Available – Fibre to the property but please check www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk to check.

Mid Suffolk District Council – Band F – Freehold

GROUND FLOOR
1272 sq.ft. (118.1 sq.m.) approx.



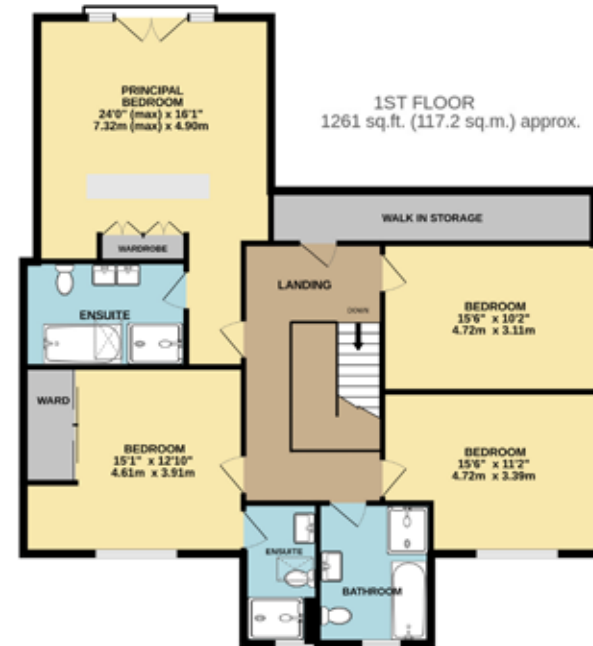
TOTAL FLOOR AREA 3289 sq.ft (323.5 sq.m.)(approx.)

Accommodation: 2533 sq.ft (235.3 sq.m.) - Garage/Outbuildings: 756 sq.ft (70.2 sq.m.)

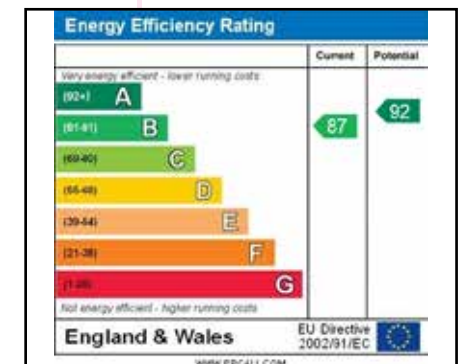
Measurements are approximate. Not to scale. Illustrative purposes only.

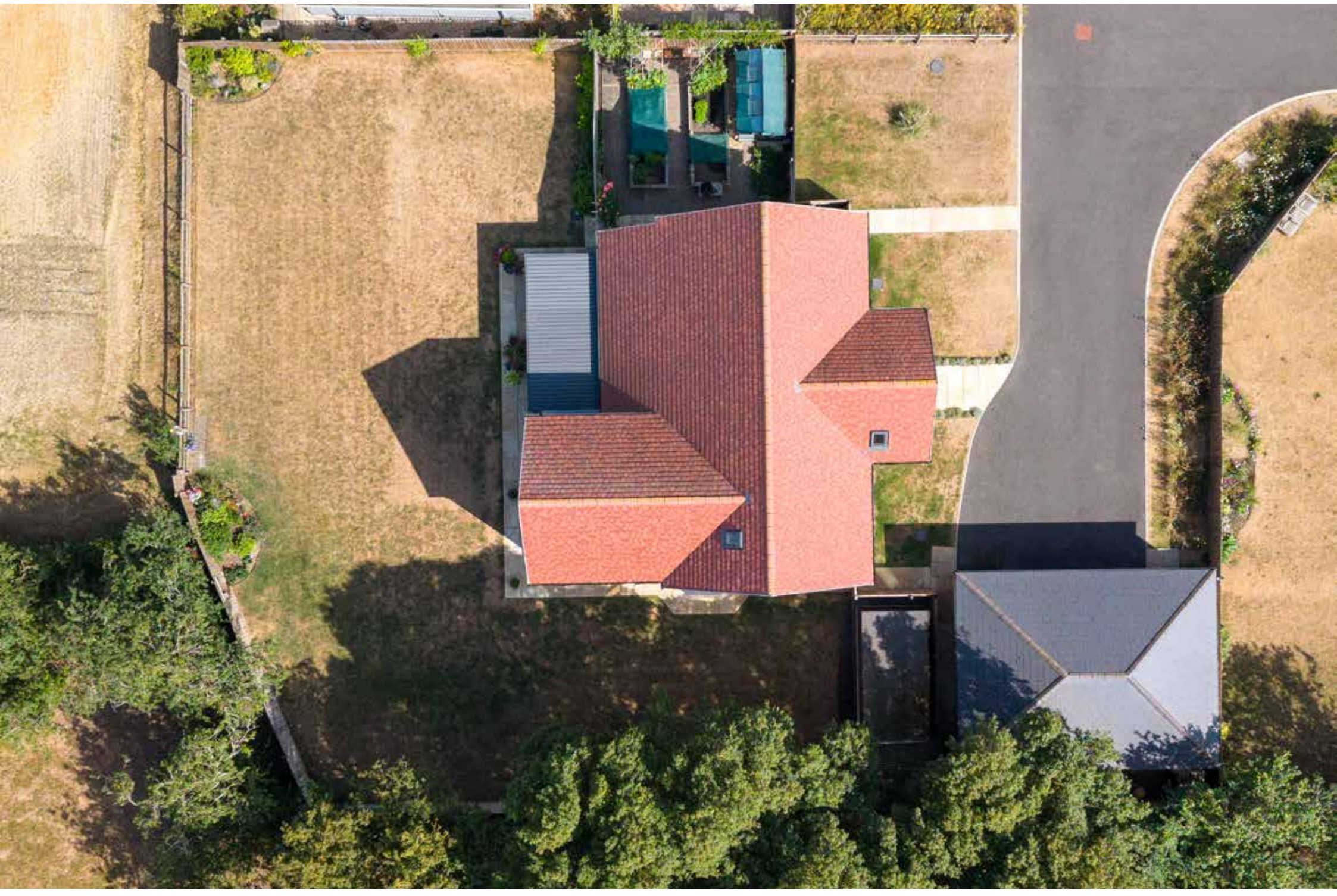
Produced for Fine & Country Estate Agent.

1ST FLOOR
1261 sq.ft. (117.2 sq.m.) approx.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





FINE & COUNTRY

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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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Fine & Country Regional Office
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG
01379 646020 | diss@fineandcountry.com

