



Yaxley Road | Mellis | Eye | IP23 8DP

Offers In Excess Of £575,000

DURRANTS
SINCE 1853

Key features

- Detached period house
- Unlisted
- Abundance of charm and character
- Superb garden room
- 3 double bedrooms
- Detached garage with excellent studio
- Established gardens extending to 0.9 acres
- Edge of village position
- Well-presented throughout
- Convenient location

Description

A charming unlisted period house which was fully renovated in 1993 and subsequently extended. The property is well-presented throughout and has the added benefit of a detached garage with studio behind. It is set in delightful established gardens of 0.9 acre.



Directions



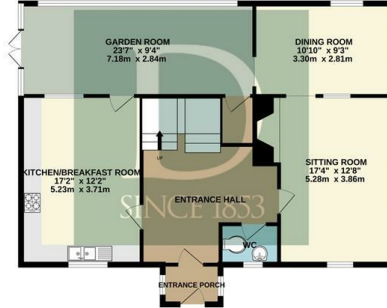


Floor plans

GARAGE AND STUDIO
545 sq.ft. (50.6 sq.m.) approx.



GROUND FLOOR
996 sq.ft. (92.6 sq.m.) approx.



1ST FLOOR
639 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA: 1635sq.ft. (151.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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