



The Common, Mellis - IP23 8EF



The Common

Mellis, Eye

This PERIOD EXTENDED SEMI-DETACHED FAMILY HOME offers over 1600 SQFT OF INTERNAL ACCOMMODATION (subject to measured survey), providing a SPACIOUS AND VERSATILE LAYOUT ideal for modern family living. Upon entering, you are greeted by a welcoming entrance hall that flows seamlessly into a SEPARATE SITTING ROOM WITH FIREPLACE, perfect for relaxing evenings. The heart of the home is the impressive 29' OPEN PLAN KITCHEN/DINING/FAMILY ROOM, designed for both entertaining and everyday life, with ample space for dining and lounging (French doors lead directly to the garden, flooding the space with natural light). A practical UTILITY ROOM and W/C adds convenience for busy households. Upstairs, THREE AMPLE BEDROOMS offer comfortable accommodation for all the family, complemented by a stylish family bathroom and generous storage throughout. The master bedroom offers a large walk in wardrobe (formerly a bedroom) as well as an en-suite shower room. The property's layout emphasises both privacy and sociable living, with rooms thoughtfully arranged to suit a variety of lifestyles.



Finished to a high standard, this home is ready for you to move straight in and enjoy. Externally, the cottage provides a very generous and rural plot with ample lawns, plenty of parking for storage of vehicles and a range of outbuildings too. Beyond the boundaries you will find far reaching COUNRTYSIDE VIEWS creating a sense of space and privacy.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: F

- Extended Semi-Detached Family Home
- Over 1600 SQFT Of Internal Accommodation (stms)
- Generous Rural Plot With Outbuildings & Plenty Of Parking
- Stunning Open Field Aspect To The Side & Rear
- 29' Open Plan Kitchen/Dining/Family Room
- Separate Sitting Room With Fireplace & Utility Room
- Three Ample Bedrooms, Dressing Room & Two Bathrooms
- Exceptional Rural Location On The Outskirts Of Mellis

Mellis is a small village set in an attractive, gently rolling area of north Suffolk which offers an idyllic rural lifestyle but also with good access to amenities.



Mellis Common is one of Suffolk's most picturesque and unspoilt environments as well as being England's largest continuous area of unfenced common land. The village has a well-regarded pub, The Railway Tavern, and a Church of England primary school rated Outstanding by Ofsted. The nearby villages of Botesdale and Rickinghall offer local shopping, schooling and medical facilities. The historic town of Bury St Edmunds lies some 19 miles away via the A143, allowing connections to the A14 which leads to the Midlands and main motorway network. Around 4 miles to the north is the market town of Diss which provides extensive local and national shopping, schooling of all levels, sporting and recreational facilities, including rugby, cricket and football clubs, along with an 18 hole golf course. Diss has a mainline rail station providing regular commuter services to Norwich and London Liverpool Street.

SETTING THE SCENE

Using the Common on the outskirts of Mellis within a rural position you will find a pedestrian gate to the front with a small front garden laid to lawn with the main entrance door to the front (rarely used). To the side there is a gated access onto the driveway which leads to off road parking for numerous vehicles as well as to the outbuildings. The driveway is then open to the rear garden and access to the side of the house can also then be found.

THE GRAND TOUR

Entering via the main entrance door to the front there is a small entrance lobby which houses the oil fired boiler and a door into the main open plan kitchen/family room. The 29' open plan space is real heart of the home and provides plenty of space for all the family to enjoy. The modern kitchen benefits from a range of wall and base level units with a central island breakfast bar. There are integrated appliances to include double eye level oven, induction hob and dishwasher. The tiled flooring flows into the family

area and further office space around the corner with two sets of double doors leading out to the garden. The whole space is highly flexible and could be used in a number of ways. There is a central hallway which provides access also to the open plan reception space as well as to the utility/ WC and the separate sitting room with stairs also leading to the first floor landing. The sitting room is a traditional space with exposed brick fireplace and woodburner. The spacious utility room offers a range of under counter cupboards for storage, a second sink, space and plumbing for a washing machine and a large airing cupboard as well as a W/C.

Heading up to the first floor landing there is access to the three bedrooms as well as the family bathroom. The master bedroom also benefits from a walk in dressing room which could easily become a fourth bedroom again if required. There is also an en-suite shower room with shower, w/c and hand wash basin. The family bathroom is adjacent which benefits from a bath with shower over, w/c and hand wash basin. The other two bedrooms are comfortable doubles with one offering built in wardrobes

FIND US

Postcode : IP23 8EF

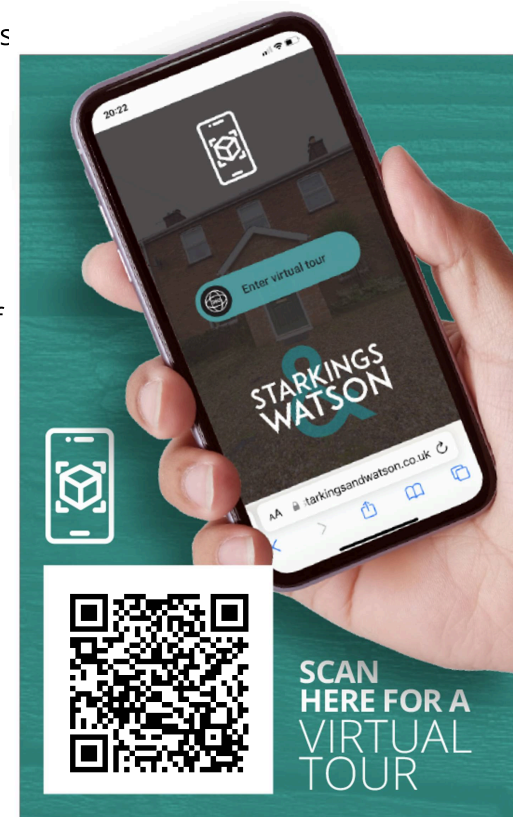
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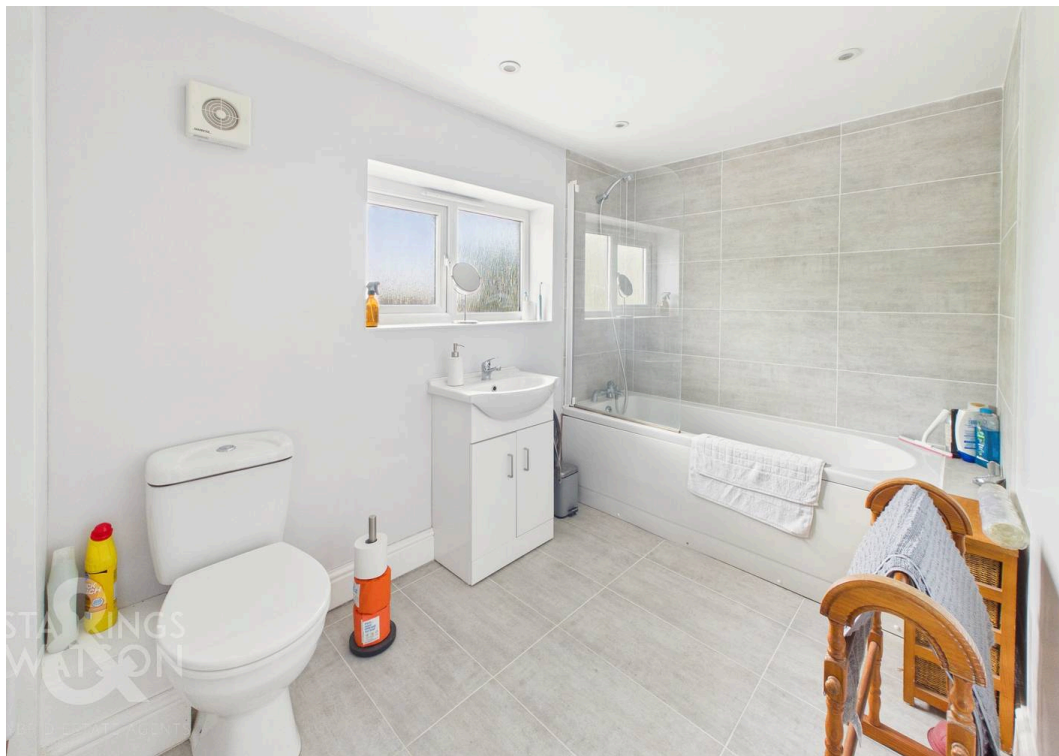
VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

Buyers are advised the house benefits from private drainage.



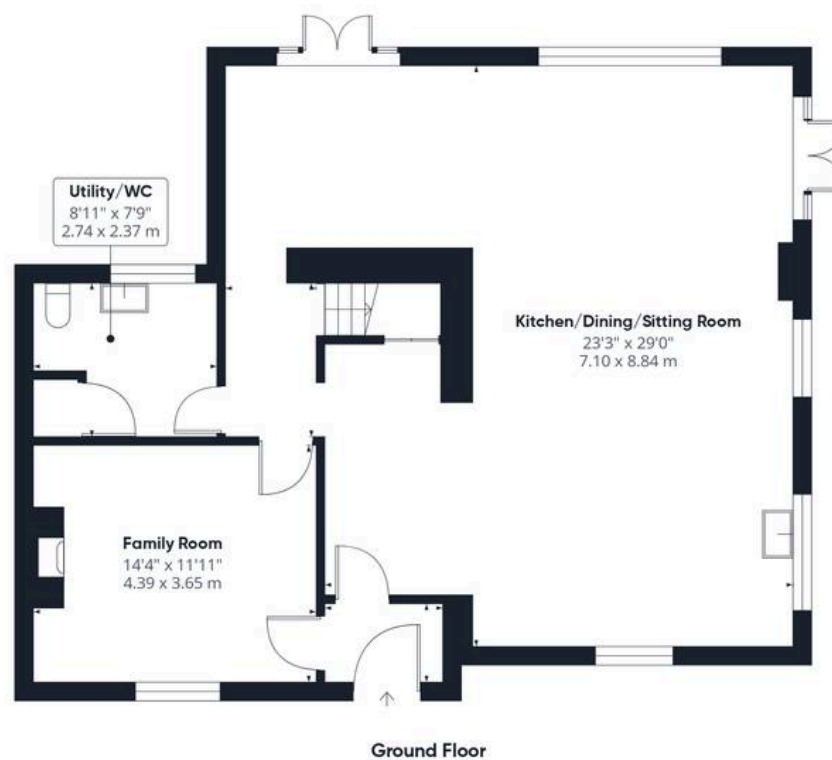




THE GREAT OUTDOORS

The impressive rear gardens provides plenty of space for a range of uses and are secure with fencing and hedging enclosing. The main section of garden is laid to lawn with a summer house. To the side there is a extensive paved patio area ideal for outside entertaining leading to various brick built outhouses. The patio provides access to the extensive driveway area with various garages and outbuildings beyond ideal for workshop/storage.





Approximate total area⁽¹⁾
1635 ft²
151.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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