



Maple Close, Yaxley, Eye, IP23 8DQ

Guide Price £500,000 - £525,000

Occupying a corner plot position within a small close in a sought after village, this four bedroom detached bungalow has been upgraded and enhanced throughout benefitting from a large single garage, extensive off-road parking and south westerly facing gardens.

- South westerly facing gardens
- Large single garage
- Approx 0.5 acre plot
- Freehold
- Upgraded & enhanced
- Extensive off-road parking
- Council Tax Band C
- Energy Efficiency Rating E.



Property Description

Situation

Enjoying a pleasing position within a small, quiet and friendly close of just ten or so other individually built houses and bungalows all situated upon large plots giving a pleasing feel to the development. The pretty and un-spoilt village of Yaxley was by-passed a number of years ago and still retains the benefit of a local public house and fine church whilst being associated with the neighbouring village of Mellis also having the benefit of a public house and outstanding Ofsted schooling, (it is also advised the property in question is within the Hartismere school catchment). Yaxley provides easy access to the A140 lying just six or so miles to the south of the historic market town of Diss which offers an extensive and diverse range of many day to day amenities and facilities found within the beautiful countryside surrounding the Waveney Valley.

Description

The property comprises a four bedroom detached bungalow being well presented throughout having been upgraded and enhanced in recent years with upvc double glazed windows, whilst being heated by an oil fired central heating boiler via radiators. Particular notice is drawn to the brand new kitchen/diner which is of a high specification having views over the beautiful rear gardens.

Externally

The property is set back from the road occupying a corner plot position with large single driveway giving off-road parking for several vehicles leading to the large single garage (measuring 8' 9" x 16' 11" (2.67m x 5.18m). The main gardens are found to the rear of the property and are a most generous size having a south westerly facing aspect being predominantly laid to lawn with decking area and brand new pagoda with fish pond all with full electrics offering an excellent space in the summer months, two sheds are found to the rear with wooden gate leading to the open countryside all being enclosed with conifer hedging.

The rooms are as follows:

ENTRANCE HALL: With window to front, space for shoes and coats giving access to the four bedrooms, reception room one, kitchen and partly boarded loft space above.

KITCHEN/DINER: 9' 7" extending to 16' 11" x 19' 3" (2.94m extending to 5.18m x 5.87m) With window to rear, the kitchen offers an excellent range of wall and floor units, oak work surfaces, Bosch integrated oven, induction hob and microwave oven, porcelain sink with drainer and mixer tap, integrated dishwasher and washing machine, water softener, four larder cupboards, engineered oak flooring. Space for dining table and chairs. Giving access to rear gardens via external doors.

RECEPTION ROOM ONE: 11' 2" x 15' 4" (3.42m x 4.68m) With window to rear, working wood burner and engineered oak flooring. Lighting is in the process of being fully replaced.

BATHROOM: 7' 9" x 5' 8" (2.38m x 1.75m) With window to side, comprising panelled bath with overhead shower, low level wc and hand wash basin. Tilled throughout.

BEDROOM ONE: 10' 7" x 11' 2" (3.25m x 3.42m) With window to rear being a double bedroom with built-in wardrobes and having the luxury of en-suite facilities.

EN-SUITE: 4' 11" x 5' 1" (1.52m x 1.57m) With window to rear comprising panelled bath with overhead shower, low level wc and hand wash basin.

BEDROOM TWO: 11' 6" x 11' 6" (3.53m x 3.53m) With window to front being a large double bedroom with plenty of space for bedroom furniture.

BEDROOM THREE: 8' 2" x 8' 10" (2.51m x 2.70m) With window to front being a double bedroom with built-in wardrobes.

BEDROOM FOUR: 6' 10" x 11' 3" (2.10m x 3.43m) With window to side lending itself as potential for office space if required.

VIEWINGS: Strictly by appointment with Whittleby Parish Estate Agents, please contact a member of the sales team at our Diss office on 01379 640808.

OUR REF: 7952



Viewing Arrangements

Strictly by appointment

Contact Details

4-6 Market Hill

Diss

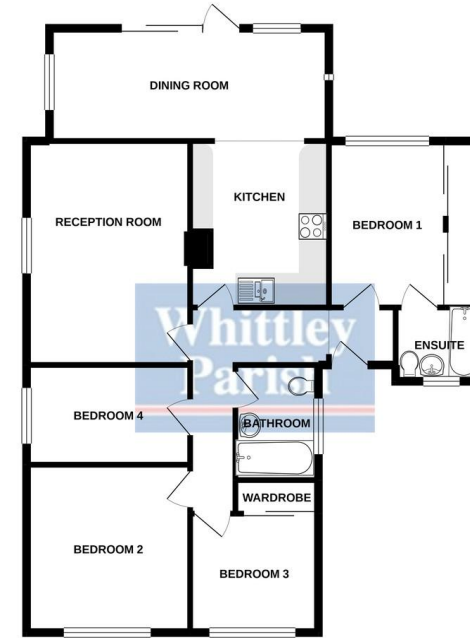
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

GROUND FLOOR
1000 sq.ft. (92.9 sq.m.) approx.



TOTAL FLOOR AREA: 1000 sq.ft. (92.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor area contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance 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 is given as to their operability or efficiency on the date shown.
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