

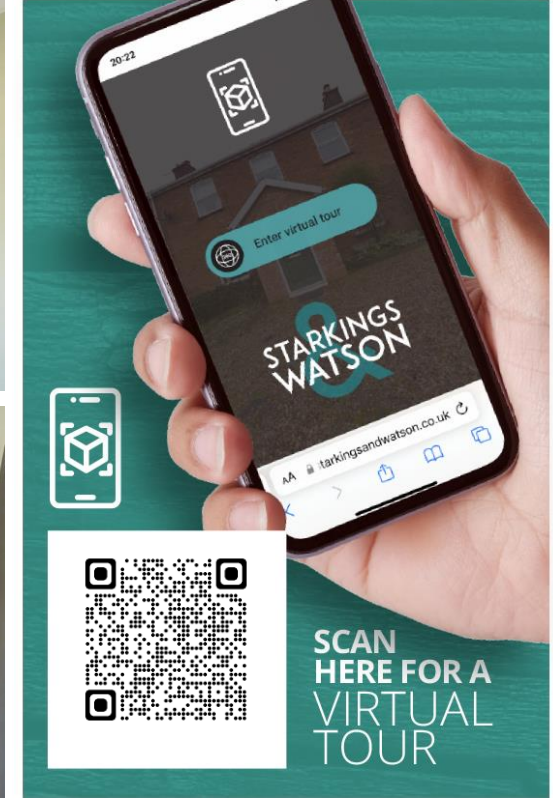
ROBINSONS CLOSE

Mellis, Eye IP23 8DJ

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01379 450950

FOR SALE
PROPERTY



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



STARKINGS
&
WATSON

- No Chain!
- Sought After Village Location
- Sitting Room
- Separate Kitchen/Dining Room
- Two Ample Bedrooms
- Private Rear Garden
- Shared Communal Parking Area
- Ideal Buy To Let Or Investment

IN SUMMARY

NO CHAIN! Located within the sought after village of MELLIS is this MODERN TWO BEDROOM MID TERRACE offering OFF ROAD PARKING to the rear and a generous REAR GARDEN. Internally the property offers a re-fitted KITCHEN/DINING ROOM with plenty of cupboard space and space for the table and opens onto the rear garden. In addition on the ground floor is a comfortable sitting room and front hall entrance. To the first floor there are TWO AMPLE BEDROOMS with the main room benefiting from built in storage and the family bathroom. The property benefits from double glazing with electric heaters in addition. As mentioned, to the rear there is a large communal parking area with the provision to park off road as well as a generous rear garden mostly laid to lawn.

SETTING THE SCENE

Approached from the front you will find a green space and wildlife meadow as well as a communal lawned frontage with pedestrian access and paved pathway leading to the main entrance door. Parking can be found to the rear in the communal shingled parking area.

THE GRAND TOUR

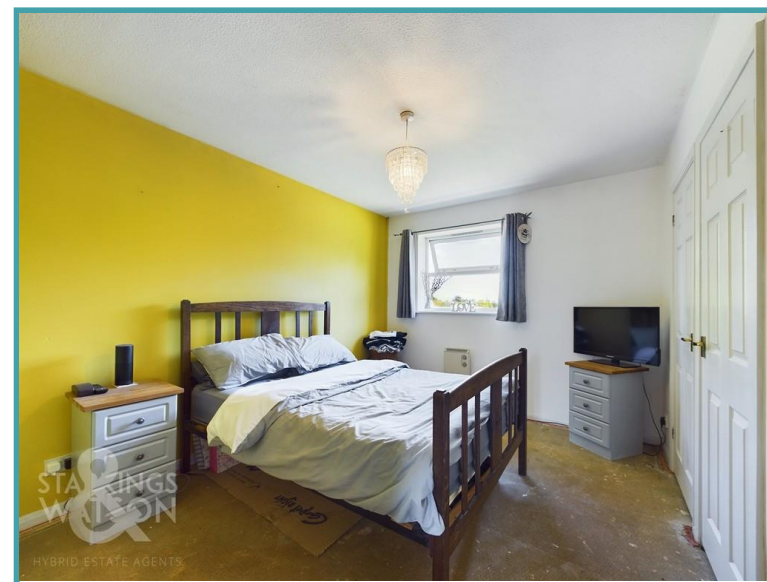
Entering the property via the main entrance door to the front you will find an entrance hallway with access to the first-floor landing. To the right you will find the main sitting room overlooking the front with a wood effect flooring. The sitting room leads through into the kitchen/dining room which has been recently re-fitted and now offers a shaker style kitchen with wood effect worktops over, an integrated washing machine and electric oven, electric hob and extractor fan over. There is space for the fridge/freezer and dining table as well as understairs cupboard and sliding doors out onto the rear garden. Heading up to the first floor landing there is loft hatch access with two bedrooms and a bathroom. The main bedroom to the front offers 2 built in wardrobes and overlooks the meadow to the front. The family bathroom offers a shower over the bath.

THE GREAT OUTDOORS

The rear garden is accessed via the sliding doors in the kitchen/dining room with a paved patio leading onto the lawned garden with raised sleeper planting to the sides. To the end of the garden there is a timber shed and gated access onto the rear parking area where off road parking can be found.

OUT & ABOUT

Mellis is a delightful village set in North Suffolk and enjoys excellent countryside walks, a primary school and village pub. Eye is a historic town nearby which offers an assortment of local shops and businesses. The local schooling is highly thought of with Nursery



To arrange an accompanied viewing please call our
Diss Office on **01379 450950**



to High School ages catered for. Services include health centre, butchers, bakers, deli, supermarkets and chemist amongst others. The market town of Diss (approximately 5 miles away) offers an extensive range of further amenities. Diss also benefits from a mainline rail service which runs between the City of Norwich and London's Liverpool Street Station.

FIND US

Postcode : IP23 8DJ

What3Words : ///socket.exists.attention

VIRTUAL TOUR

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

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

Price:



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk

GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾

537.98 ft²
49.98 m²

STARKINGS WATSON
HYBRID ESTATE AGENTS

