

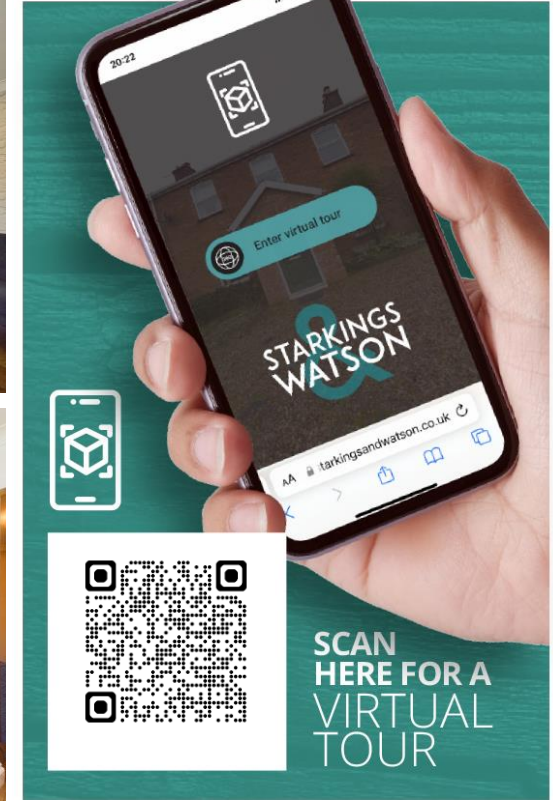
CHERRY TREE CLOSE

**Yaxley, Eye IP23 8DH**

Freehold | Energy Efficiency Rating : C

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

**FOR SALE**  
**PROPERTY**



arla | propertymark  
PROTECTED

naea | propertymark  
PROTECTED

The Property  
Ombudsman

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

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)



**STARKINGS  
&  
WATSON**

- Link Detached Family Home
- Presented in Excellent Order
- Open Plan Ground Floor Accommodation
- Sitting Room with Woodburner
- Three Double Bedrooms
- Bathroom & Cloakroom
- Private Sunny Rear Garden
- Parking & Internal Garage

### IN SUMMARY

Located within a small and ATTRACTIVE DEVELOPMENT in the popular village of YAXLEY close to EYE is this LINK-DETACHED home presented in EXCELLENT DECORATIVE ORDER. The home has been well kept and upgraded by the current owners over recent years and offers generous accommodation filled with natural light as well as BEAUTIFULLY PRESENTED SOUTH FACING PRIVATE GARDEN. Internally you will find a hall entrance with W/C, a front facing main SITTING ROOM with inset WOODBURNER, a modern KITCHEN/DINING ROOM to the rear opening onto the rear garden, THREE DOUBLE BEDROOMS and a family bathroom which has been re-fitted. Externally in addition to the south facing garden there is DRIVEWAY PARKING to the front with EV CHARGER and an INTEGRAL SINGLE GARAGE providing excellent storage. The house benefits from handmade, wrought iron internal door furniture, newly laid flooring, good quality fixtures, oil fired central heating and double glazing.

### SETTING THE SCENE

To the front accessed via the small cul-de-sac development you will find hard standing driveway parking to the side of the front door giving covered access to the single garage with roller door and EV Charger, included in the sale. Gated side access and a gentle ramp leading to the main entrance door to the front.

### THE GRAND TOUR

Entering via the main entrance door you will find an entrance hallway with w/c and stairs to the first floor landing. The main sitting room is front facing and semi open plan to the kitchen/dining room beyond. The sitting room offers wood effect flooring and an inset woodburner as well as large understairs cupboard. Heading through into the kitchen/dining room you will find a continuation of the same flooring as well as double doors opening onto the rear garden. The kitchen features modern fitted units, integrated electric oven and ceramic hob over with space for fridge/freezer, dishwasher, washing machine and dining table. Heading up to the first floor landing there is a fitted airing cupboard, and access to the three double bedrooms leading from the landing. The first bedroom to the right is over the garage, whilst adjacent is the re-fitted family bathroom with shower over the bath. There are then two further double bedrooms one to the rear which fitted wardrobes and the main bedroom to the front again with double fitted wardrobes.



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



### THE GREAT OUTDOORS

The pretty rear gardens are southerly facing and feature a paved patio area ideal for outside dining as well as lawned areas and planted borders with mature planting and shrubs. To the side there is a further paved and shingled patio with timber pergola as well the sunken and screened oil tank. You will also find a door to the rear of the garage, brick wall and timber fencing enclosing.

### OUT & ABOUT

Yaxley is a delightful village set in North Suffolk and enjoys excellent countryside walks. 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 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 8DH

What3Words : ///rekindle.lobster.print

### 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](https://starkingsandwatson.co.uk)

<p><b>GIRAFFE 360</b></p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p>	<p>Reduced headroom (below 1.5m/4.9ft)</p>	<p>(1) Excluding balconies and terraces</p>	<p>Approximate total area<sup>m</sup></p> <p>907.32 ft<sup>2</sup> 84.29 m<sup>2</sup></p> <p>Reduced headroom</p> <p>7.41 ft<sup>2</sup> 0.69 m<sup>2</sup></p>	<p>HYBRID ESTATE AGENTS</p> <p><b>STARKINGS WATSON</b></p>
---	--	---	--	--

