



GARDENIA
YAXLEY ROAD, MELLIS, EYE, IP23 8DP



A spacious and highly versatile detached house with views overlooking Mellis Common.

The property is a spacious and highly versatile detached house overlooking Mellis Common. Originally the property was a bungalow that had a full storey and roof added and very cleverly adapted.

A gravel drive from the road provides parking to the front of the house. The front door opens to a spacious entrance hall. The kitchen is to the front and fitted with a comprehensive range of farmhouse style units. There is a door to the side. At the rear is a dining room with French doors to the garden. At the heart of the house is a large sitting room with bay window to the front and wood burning stove. Off the sitting room is an inner hall with wide staircase to the first floor, cloakroom and door to the utility room. At the rear of the house is a useful study.

On the first floor the vendors have cleverly configured the space. There is a large landing giving access to all four double bedrooms. The principal bedroom is to the front with an en-suite shower room and there is a spacious family bathroom.

The rear garden is laid principally to lawn with an array of borders and established shrubs. The front of the property benefits from delightful views over the Common.

LOCATION

The property is set in the popular village of Mellis and is just 7 miles from the market town of Diss which offers a wide range of shops, schools and services including a mainline rail link to London Liverpool Street.

SERVICES

Oil fired central heating. Mains water, electric and drainage are connected to the property. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

LOCAL AUTHORITY

Mid Suffolk District Council
Council Tax Band D

ENERGY PERFORMANCE

D Rating



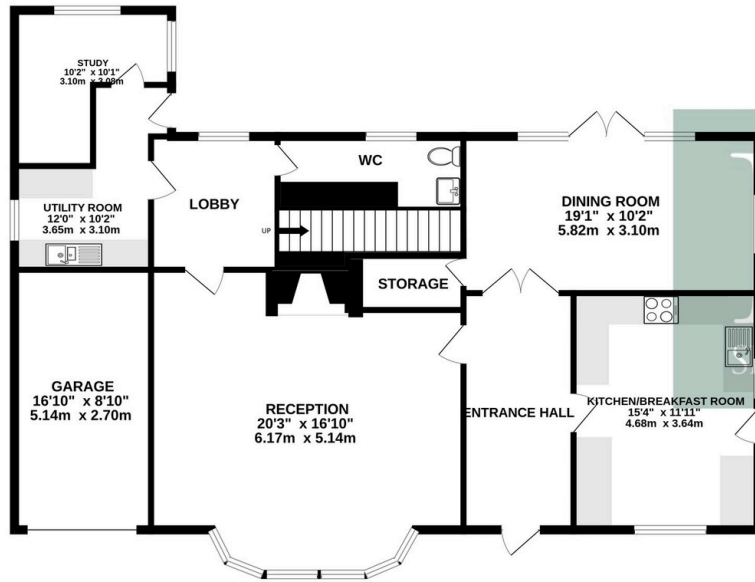




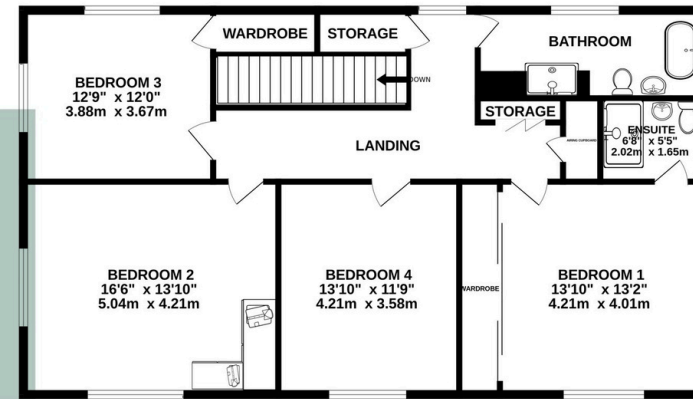


FLOOR PLAN

GROUND FLOOR
1309 sq.ft. (121.6 sq.m.) approx.



1ST FLOOR
1090 sq.ft. (101.3 sq.m.) approx.



VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

AGENT'S NOTE

The property has a shared entrance to the front. The neighbouring property has a right of way over the end part of the drive to access their private driveway.

TOTAL FLOOR AREA : 2399 sq.ft. (222.9 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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CONTACT US

Durrants, 2b Market Hill, Diss, Norfolk,
IP22 4JZ

Tel : **01379 642233**

Email : diss@durrants.com