

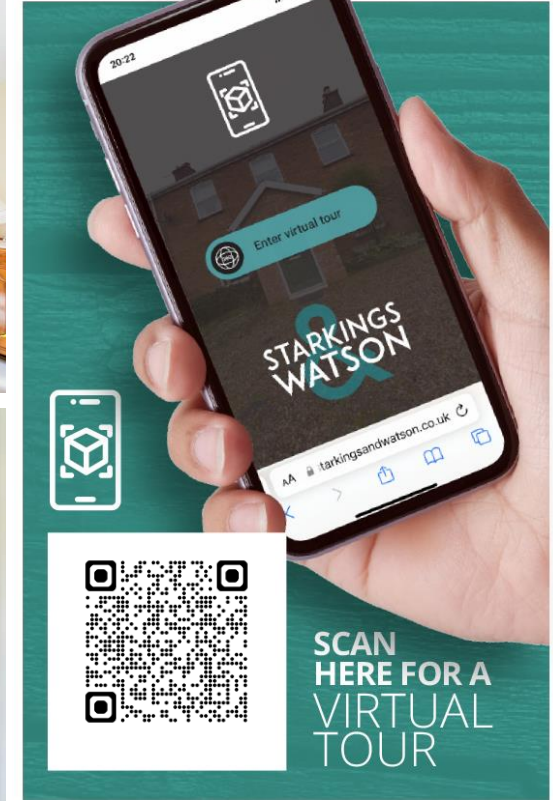
MAPLE CLOSE

**Yaxley, Eye IP23 8DQ**

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



**STARKINGS**  
**WATSON**

- Link-Detached Family Home
- Quiet Cul-De-Sac in Village Location
- Three Reception Rooms
- Newly Fitted Kitchen
- Four Ample Bedrooms
- Family Bathroom, WC, Ensuite & Dressing Room
- South Facing Garden, Garage & Driveway Parking
- Open Field Views To Rear

### IN SUMMARY

Located on a CUL-DE-SAC within the popular village of YAXLEY close to EYE and within easy reach of EXCELLENT SCHOOLING is this LINK DETACHED FAMILY HOME. The house offers more than first meets the eye with a STUNNING REAR GARDEN very generous in size that backs onto OPEN FIELDS. Internally the flexible accommodation extends to approximately 1450 SQFT (stms) with THREE RECEPTION ROOMS as well as a RE-FITTED KITCHEN/DINING ROOM to the rear. On the first floor there are FOUR BEDROOMS and a family bathroom. The master bedroom benefits from a walk in dressing area and en-suite shower room. To the front of the house there is plenty of driveway parking and a SINGLE GARAGE and to the rear the aforementioned lawned SOUTH FACING gardens offering plenty of space for all the family to enjoy.

### SETTING THE SCENE

To the front of the property you will find a lawned area with mature hedge borders, a paved pathway leading to the front door and to the rear garden. There is a concrete driveway providing off road parking for multiple cars with access to the single garage.

### THE GRAND TOUR

Entering via the main entrance door to the front there is a hallway with stairs to the first floor landing as well as understairs storage and a w/c straight ahead. The main sitting room is adjacent turning the corner with a dual aspect to front and rear, doors onto the rear garden and a brick built fireplace housing a woodburner. Off the sitting room is a very useful study room, whilst via an internal set of double doors or via the hallway is the dining room which flows nicely into the extended kitchen. The kitchen has been recently re-fitted and offers a range of cream fitted wall and base units, larder and broom cupboard, work surfaces, ceramic sink and drainer, tiled splash back, work surfaces, electric oven with extractor hood, recessed spot lights, integrated appliances including dishwasher, washing machine and fridge/freezer as well as door to the rear garden. Heading upstairs off the landing you will find four ample bedrooms and family bathroom. To the front there are two rooms one of which has fitted wardrobes. The family bathroom features a shower over the bath and there is a further double room with fitted wardrobes to the rear. The master bedroom has been extended and is also found to the rear and benefits from a walk in dressing room with wardrobes and an en-suite shower room. The bedroom area to the rear offers a full range of fitted wardrobes.



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



### THE GREAT OUTDOORS

To the rear access via the kitchen there is a wonderful, large south facing garden backing onto open fields with well-established hedging offering a great deal of privacy and seclusion. To the end of the garden is a vegetable plot with raised beds and a brick workshop with power and lighting. Leading from the rear of the house there is a large paved patio area with brick garden wall borders making this an ideal spot for outside dining and entertaining. You will also find a garden shed with power and a concrete base as well as access to the single garage (16'6 x 8'2") with up and over door and power and light.

### 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 8DQ

What3Words : ///shocking.watchdogs.clinic

### 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)



**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.

Reduced headroom (below 1.5m/4.9ft)

(1) Excluding balconies and terraces

**Approximate total area**  
1452.4 ft<sup>2</sup>  
134.93 m<sup>2</sup>  
**Reduced headroom**  
80.58 ft<sup>2</sup>  
7.49 m<sup>2</sup>

