



Ivy Cottage | 13 Cherry Tree Close | Yaxley | IP23 8DH

Specialist marketing for | Barns | Cottages | Period Properties | Executive Homes | Town Houses | Village Homes


TOWN & VILLAGE
PROPERTIES

To find out more or arrange a viewing, please contact Boxford on 01787 704200, Needham Market on 01449 722003 or visit www.townandvillageproperties.co.uk

Ivy Cottage, 13 Cherry Tree Close, Yaxley, Suffolk, IP23 8DH

“A spacious, four bedroom executive style detached family house situated in a tucked away cul-de-sac position benefiting from proportionate gardens, garage, off-road parking & no onward chain.”

Description

An exciting opportunity to acquire a spacious four bedroom detached executive style contemporary family house located in a tucked away cul-de-sac position within the rural yet accessible Suffolk village of Yaxley.

Notable benefits include no onward chain, ample off-road parking, a single garage and proportionate, predominately south-facing rear gardens.

The accommodation in more detail comprises:

Front door to:

Entrance Hall

Stairs rising to the first floor, window to front aspect, door to understairs cupboard with cloak hanging space and doors to:

Sitting Room Approx 19'5 x 10'8 (5.92m x 3.26m)

Magnificent, light and airy space with double aspect windows to the front and side as well as French doors to the rear opening onto the terrace and feature inset with electric coal-effect fire with wooden mantel (we have been advised by the vendor that there is an open fireplace behind). This room also displays the fibre connection.

Dining Room Approx 14'2 x 9'11 (4.32m x 3.02m)

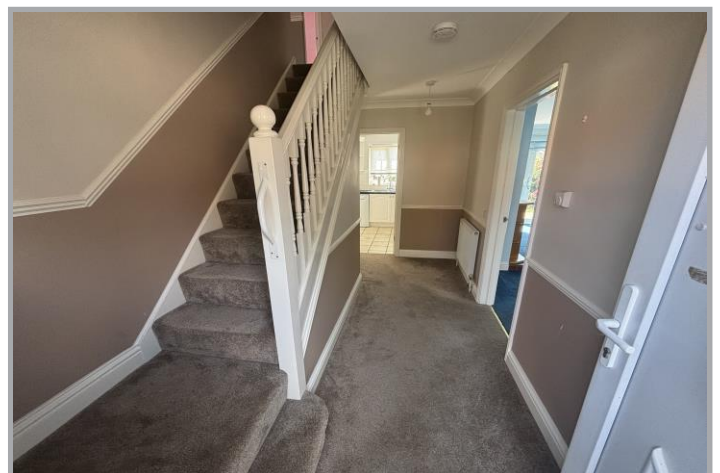
Conveniently placed within the property adjacent to the kitchen/breakfast room and benefiting from window to front aspect.

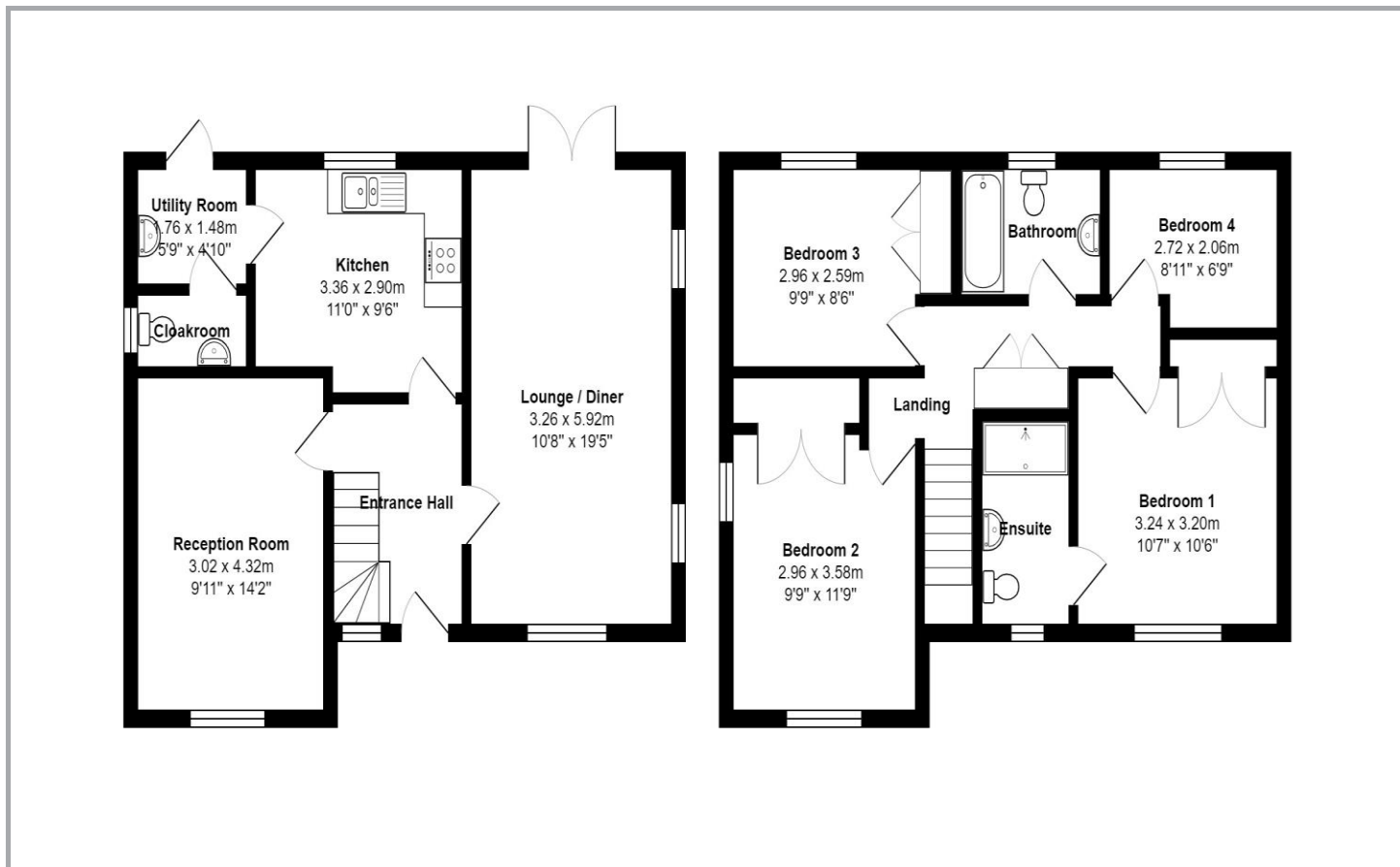
Kitchen/Breakfast Room Approx 11' x 9'6 (3.36m x 2.90m)

Fitted with a matching range of wall and base units with worktops over and inset with one and a half bowl, sink, drainer and chrome mixer tap. Integrated appliances include oven, four ring electric hob and extractor over. Space for dishwasher and fridge freezer, window to rear aspect, tiled splashbacks, tiled flooring and door to:

Utility Room Approx 5'9 x 4'10 (1.76m x 1.48m)

With wall and base units, inset with sink unit and storage under, built-in shelving, housing for oil-fired boiler, space for washing machine, tiled flooring, extractor, personnel door to rear opening onto the terrace and this space also houses the fuse board. Door to:





Cloakroom

White suite comprising w.c, hand wash basin with tiled splashback, tiled flooring, frosted window to side aspect and extractor.

First Floor Landing

Door to airing cupboard housing the hot water cylinder and doors to:

Master Bedroom Approx 10'7 x 10'6 (3.24m x 3.20m)

Double room with window to front aspect, built-in wardrobe and door to:

En-Suite Shower Room

White suite comprising w.c, hand wash basin, tiled shower cubicle, heated towel rail, tiled walls, tiled flooring, frosted window to front aspect and extractor.

Bedroom Two Approx 11'9 x 9'9 (3.58m x 2.96m)

Double room with double aspect windows to the front and side, access to loft and built-in wardrobe.

Bedroom Three Approx 9'9 x 8'6 (2.96m x 2.59m)

Window to rear aspect and built-in wardrobe.

Bedroom Four Approx 8'11 x 6'9 (2.72m x 2.06m)

Currently used as a study but equally as suitable as a bedroom in its own right with window to rear aspect.

Family Bathroom

White suite comprising w.c, hand wash basin, panelled bath with shower attachment, tiled flooring, tiled walls, heated towel rail, frosted window to rear aspect and extractor.

Outside

Ivy Cottage is located in a tucked away position towards the end of a no through road and is accessed over a shared entrance way, which in turn leads to a private parking area with ample off-road parking and giving access to the single garage with electric roller door. There is also power and light connected. To the rear are proportionate, predominately lawned and predominately south-facing rear gardens with a terrace abutting the rear of the property and boundaries defined by fencing for the most part. Also incorporated within the plot is a timber storage shed and greenhouse. A range of established flower and shrub borders are also interspersed throughout the plot.

Local Authority

Mid Suffolk District Council

Council Tax Band – D

Services

Mains water, drainage and electricity. Oil-fired heating.

Agents Note

We understand from our client that the property is offered with no onward chain.



Disclaimer

Town & Village Properties (and its subsidiaries and their joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that (I) these particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract (II) Town & Village Properties cannot guarantee the accuracy of any description, dimensions, references to conditions, necessary permissions for use and occupancy and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy, (III) No employee of Town & Village Properties (and its subsidiaries and their joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property, (IV) Town & Village Properties (and its subsidiaries and their joint Agents where applicable) will not be liable in negligence or otherwise, for any loss arising from the use of these particulars and Town & Village Properties (and its subsidiaries and their joint Agents where applicable) have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor, (V) Photographs will only show certain parts of the property and assumptions should not be made in respect of those parts of the property that have not been photographed. (Items or contents shown in the photographs are not included as part of the sale unless specified otherwise. It should not be assumed the property will remain as shown in the photograph. Photographs are taken using a wide-angle lens.



Energy performance certificate (EPC)

13 Cherry Tree Close Yaxley EYE IP23 8DH	Energy rating D	Valid until: 16 April 2034
		Certificate number: 9464-3037-5204-4584-0200

Property type	Detached house
Total floor area	107 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from **A (best)** to **G (worst)** and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



Registered address:
Grove House
87a High Street
Needham Market
Suffolk
IP6 8DQ

Needham Market: info@townandvillageproperties.co.uk
Boxford: boxford@townandvillageproperties.co.uk