

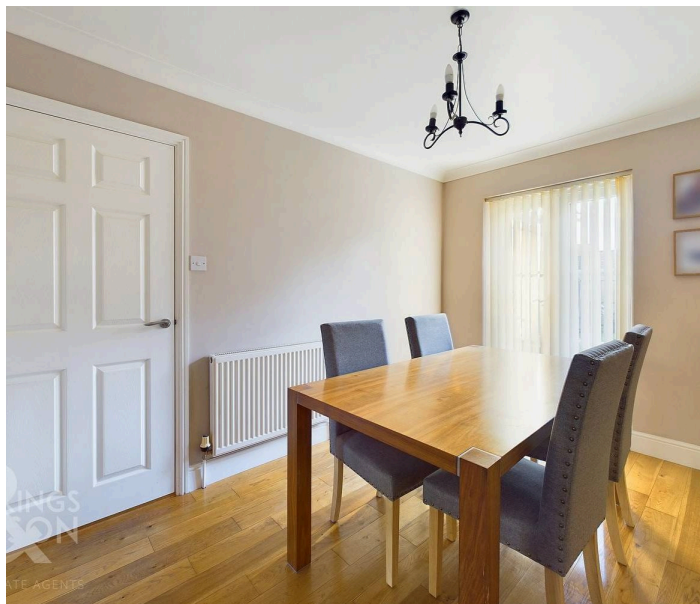


Mellis Road, Yaxley - IP23 8DB

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS





## Mellis Road

Yaxley, Eye

With OVER 1050 Sq. ft (stms) of accommodation including the CONVERTED GARAGE which provides a HOME OFFICE or GYM SPACE, this modernised home includes a RE-FITTED KITCHEN and BATHROOM within the last three years. Presented in IMMACULATE MOVE-IN CONDITION, there is parking to the rear, and access to the garden. The internal accommodation includes a HALL ENTRANCE with W.C, leading to the 15' SITTING ROOM with a BOX WINDOW, open plan DINING ROOM with FRENCH DOORS to the rear and further KITCHEN beyond. RE-FITTED with HIGH GLOSS UNITS, the kitchen is open plan to the UTILITY ROOM with garden access. Upstairs, THREE BEDROOMS lead off the landing, with an EN SUITE to the main bedroom, and family bathroom beyond. The REAR GARDEN has been landscaped, whilst being the thoroughfare to the parking and home office/gym.

Council Tax band: C

Tenure: Freehold



- Modern Semi-Detached Home
- Over 1050 Sq. ft (stms)
- 15' Sitting Room
- Open Plan Dining Room
- Re-fitted High Gloss Kitchen
- Three Bedrooms
- W.C, Family Bathroom & En Suite
- Exterior Home Office/Gym

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.

#### SETTING THE SCENE

Fronting the road with a low level mature hedge to front, low maintenance gardens are enclosed within, and a brick-weave pathway leads to the main entrance door and porch.





## THE GRAND TOUR

Stepping inside, the hall entrance is finished with engineered oak wood flooring, with stairs rising to the first floor landing and a useful ground floor W.C, complete with a white two piece suite tucked under the stairs. The main living accommodation starts with the open plan sitting/dining room with a feature open fireplace in the sitting room and a box window to front offering views down the road. Continued engineered oak wood flooring flows through the sitting/dining room space, where French doors can be found in the dining area with ample room for a table. A further door takes you into the adjacent kitchen which has been recently re-fitted with an extensive range of wall and base level units. High gloss fronts with matching up stands and tile splashbacks run around the work surfaces, with integrated cooking appliances including an inset electric ceramic hob and built-in electric oven with stainless steel splashback and extractor fan, along with a dishwasher and fridge freezer. The utility room is open plan to the rear of the kitchen, providing further storage, wood effect flooring, heated towel rail and space for laundry appliances, whilst a door takes you into the rear garden. Heading upstairs, the landing is finished with fitted carpet and a useful built-in airing cupboard with doors leading off to the three bedrooms. To the front of the property, the main double bedroom can be found finished with fitted carpet and a window to front ,whilst also benefitting from an ensuite shower room with half tiled walls and useful storage under the sink. The two rear bedrooms are both finished with fitted carpet and uPVC double glazing whilst being served by the re-fitted family bathroom with contemporary tiled walls to two sides, with built-in storage, heated towel rail and mixer shower tap.

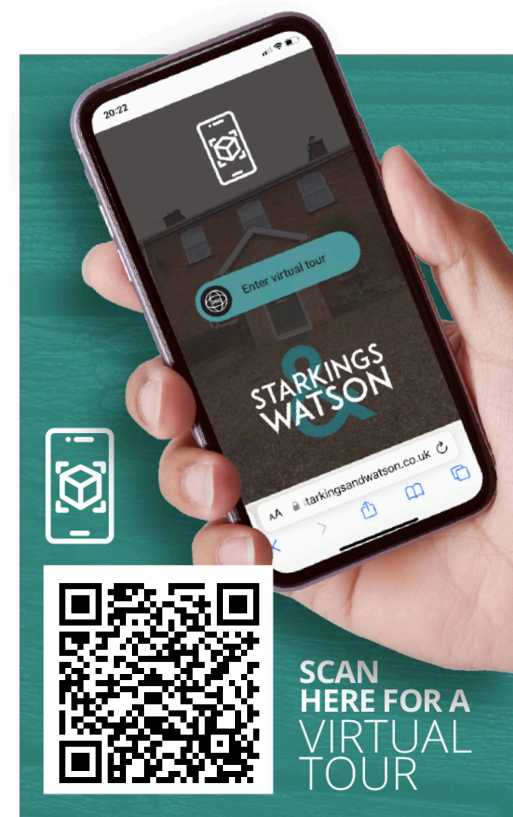
## FIND US

Postcode : IP23 8DB

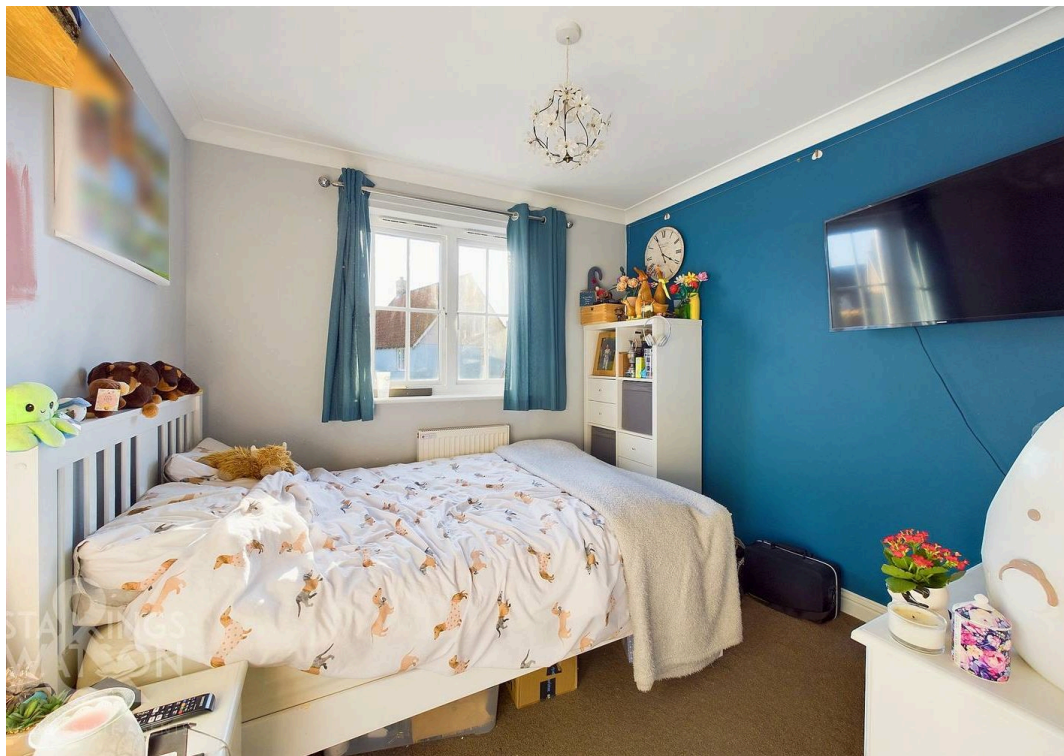
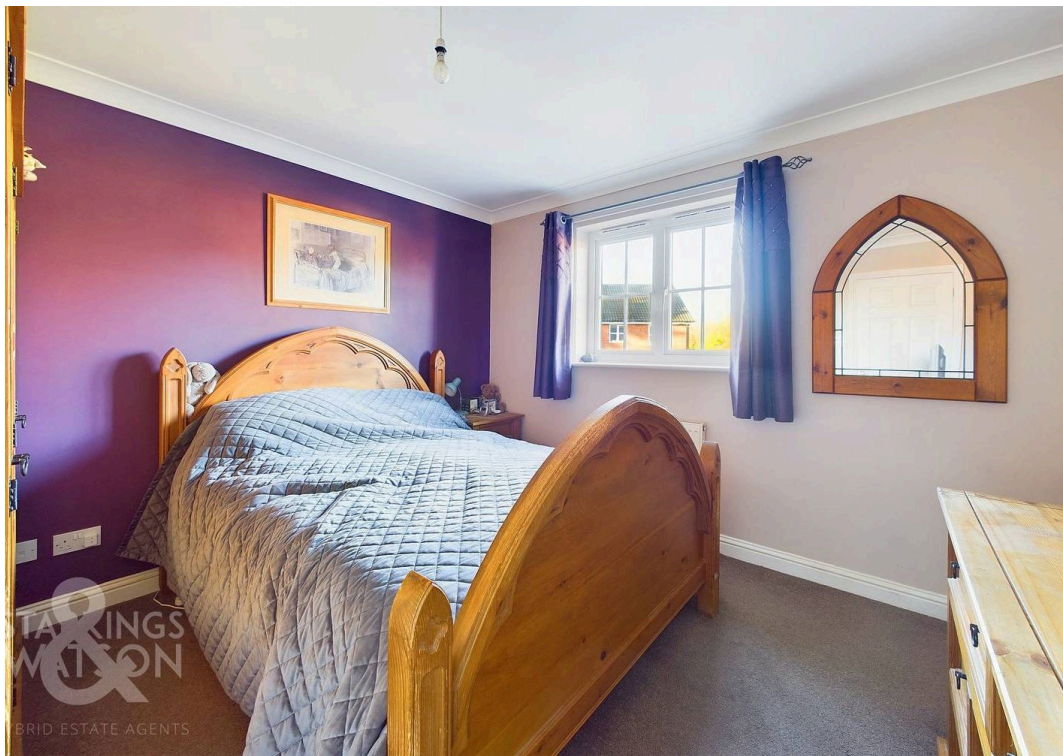
What3Words : ///intention.roving.linen

## VIRTUAL TOUR

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





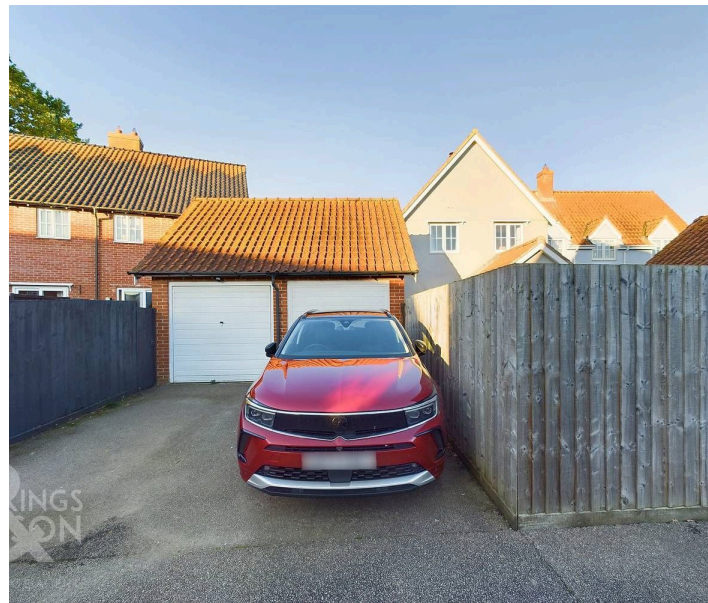






## THE GREAT OUTDOORS

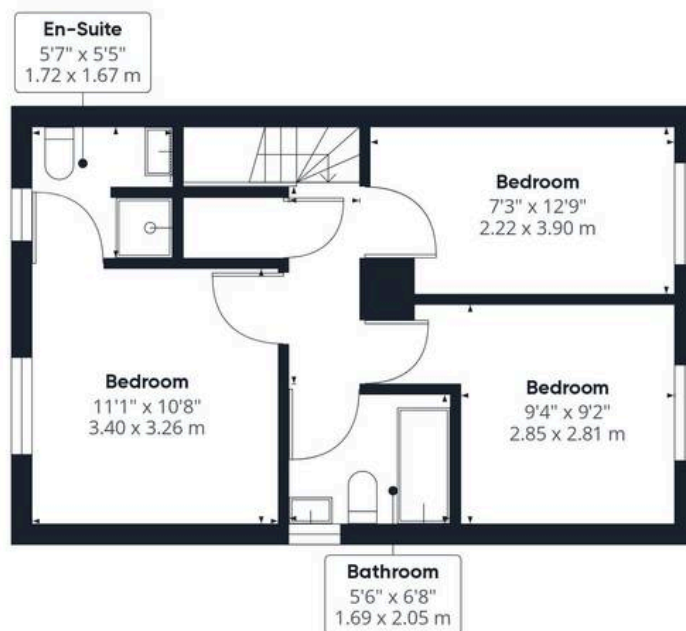
The rear garden has been neatly landscaped to include a sweeping lawned area with enclosed timber panel fencing and mature planted borders to all sides. A useful storage area can be found to the side of the property with a timber built shed and gated access to front, whilst double French doors open up to the adjacent garage which has been converted into a useful home office or gym space, with wood effect flooring, smooth ceiling and recessed spotlighting. Gated access leads to the private parking beyond.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**

1057.86 ft<sup>2</sup>

98.28 m<sup>2</sup>

**Reduced headroom**

3.96 ft<sup>2</sup>

0.37 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





## Starkings & Watson Hybrid Estate Agents

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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.