



Earlsford Road, Mellis, Eye, IP23 8DY

Guide Price £225,000

A SPACIOUS THREE BEDROOM SEMI-DETACHED HOUSE ENJOYING A MOST PLEASING POSITION SET UPON A LARGE PLOT AND BOASTING BEAUTIFUL VIEWS OVER THE UNSPOILT RURAL COUNTRYSIDE.

- Rural views
- Large gardens
- Replaced combination boiler
- Over 800 sq ft
- Westerly facing rear gardens
- Council Tax Band E
- Freehold
- Energy Efficiency Rating E.



Property Description

SITUATION

Located within the village of Mellis lying on the north Suffolk borders the property enjoys a semi-rural position found off a small and quiet country lane. Over the years Mellis has proved to have been a popular and sought after location adjoining the village of Yaxley. The villages still retain good local amenities with Mellis being well known for its primary school, local public house and fine church. Both villages are found just 7 miles to the south of the historic market town of Diss which offers an extensive and diverse range of many day to day amenities and facilities along with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

DESCRIPTION

The property comprises a three bedroom semi-detached house having been built in the 1930's and of traditional construction for the time now with the benefit of the installation of replacement sealed unit upvc double glazed windows and doors whilst being heated by a two year old oil fired combination boiler via radiators, (with the residue of a five year guarantee), additionally there has been cavity wall insulation with the loft also having been reinsulated. Throughout the property has been well-maintained and presented in an excellent decorative order.

EXTERNALLY

The property is set well back from the road having large gardens to the front being predominantly laid to lawn and enjoying outward views over the rural countryside. Side access to the western aspect leads to the rear gardens which are again of a most generous size being predominantly laid to lawn and enclosed by panelled fencing backing onto an established tree line.

The rooms are as follows

ENTRANCE HALL: 4' 7" x 4' 5" (1.41m x 1.36m) Access via upvc double glazed frosted door to front, stairs rising to first floor level, secondary door giving access through to the reception room.

RECEPTION ROOM: 12' 0" x 13' 1" (3.66m x 4.00m) Enjoying southerly views over the front gardens having access via upvc double glazed French doors. Fireplace to side with inset electric fire. Further door giving access through to the kitchen/diner.

KITCHEN/DINER: 10' 11" x 13' 1" extending to 16'8" (3.35m x 3.99m extending to 5.09m) Found to the rear aspect of the property. The kitchen offers an extensive range of wall and floor unit cupboard space with marble effect roll top work surfaces, breakfast bar, inset stainless steel sink with drainer and mixer tap. Space/plumbing below for automatic washing

machine and dishwasher. Double oven to side, four ring electric hob with extractor above.

INNER HALL: 5' 5" x 3' 7" (1.66m x 1.10m) With window to rear and giving useful storage space for shoes and coats etc. In turn giving access through to the bathroom.

BATHROOM: 7' 6" x 6' 3" (2.31m x 1.91m) With frosted window to rear comprising of a panelled bath, separate tiled shower cubicle, low level wc and wash hand basin in white.

FIRST FLOOR LEVEL:

LANDING: With stairs rising from ground floor level, window to side and access to the three bedrooms. Access to loft space above.

BEDROOM ONE: 11' 3" x 13' 1" (3.43m x 4.01m) With window to the front aspect and being a spacious master bedroom with built-in storage cupboard over stairs. Elevated views to the south.

BEDROOM TWO: 12' 2" x 8' 1" (3.71m x 2.48m) With window to the rear aspect being a double bedroom. Built-in storage cupboard to side.

BEDROOM THREE: 8' 9" x 7' 10" (2.69m x 2.41m) With window to the rear aspect and having elevated views over the rear gardens.

OUR REF: 7477



Viewing Arrangements

Strictly by appointment

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

