



The Street, Yaxley, Eye, IP23 8BJ

Guide Price £280,000

A three bedroom mid-terrace clay lamp construction cottage in Yaxley presents an incredible opportunity to reside in a characterful home that seamlessly blends the past with the present. With its extended kitchen diner, comfortable bedrooms, and charming exterior, this property promises a haven of comfort and style, inviting you to embrace the charm of village living while enjoying the conveniences of modern life.

- Charming period cottage
- Extended kitchen diner
- Bespoke handcrafted kitchen
- Modern downstairs shower room
- Parking to rear
- Council Tax Band B
- Freehold
- Energy Efficiency Rating E.



Property Description

Situation

Living in Yaxley offers the best of both worlds - a picturesque and unspoilt village setting with period properties, a local pub, and a village church, while still enjoying the advantages of being near Mellis with its excellent schooling. The village's proximity to the A140 and its accessibility to Diss and its amenities, including a mainline railway station, make it an ideal location for those seeking a peaceful rural lifestyle without sacrificing convenience and connectivity to the wider region. Residents can enjoy a serene lifestyle while still benefiting from essential amenities and easy access to surrounding areas.

Description

Stepping inside, you are welcomed into a home that has been thoughtfully extended to create a bright and spacious environment. The ground floor reveals a captivating kitchen diner, bathed in natural light streaming through large Velux windows.

The seamless integration of the extension with the original structure ensures a harmonious blend of old and new, offering a versatile space perfect for entertaining friends and family or enjoying wholesome meals. The kitchen is a bespoke, hand crafted, solid wood, in frame design and boasts modern fixtures and fittings with ample storage, all complemented by a stylish finish. Moving through the property, you will discover two generously sized double bedrooms and one single bedroom, each providing a tranquil retreat from the outside world. The accommodation offers comfort and privacy, with the rooms benefiting from an abundance of natural light which creates an enjoyable ambience to retire to. The cottage's layout ensures flexibility, making it ideal for families, professionals, or those seeking a peaceful escape.

Externally

The front garden warmly embraces you with the quintessential charm of a countryside village cottage. Enclosed on both sides and at the front by a picket fence, it presents a picturesque scene adorned with a vibrant array of plants that add a splash of colour

to your approach. Stepping into the rear garden, you'll be greeted by a generously sized outdoor space predominantly laid to lawn, creating an inviting expanse for various activities. The garden is enclosed by panel fencing, providing a sense of privacy, while being adorned with a diverse selection of well-maintained plants and shrubs, adding beauty and tranquillity to the surroundings. Within the garden, you'll discover two block paved areas, perfect for alfresco dining or creating cosy seating arrangements. Additionally, there is a convenient hardstanding concrete area, ideal for outdoor furniture or additional storage. Two sheds provide ample storage for tools and equipment, while a summer house, complete with power and light, offers a charming space for relaxation or creative pursuits. At the rear end of the garden, a block paved driveway awaits, accompanied by a pergola car port, ensuring off-road parking for your convenience. Access to this private gated driveway is conveniently located slightly further up the road and measures approximately 2 metres wide at its narrowest point.

The rooms are as follows:

ENTRANCE HALL: Entry via wood glazed door, stairs rising to first floor level and under stairs storage cupboard. Tiled flooring.

RECEPTION ROOM ONE: 11' 10" x 12' 8" (3.61m x 3.86m) With window to front aspect, fireplace to side with tiled hearth and mantle over, wood style flooring.

INNER HALL: Storage cupboard, water softener and door to wet room.

WET ROOM: 3' 8" x 5' 10" (1.12m x 1.78m) Modern wet room with shower, hand wash basin, low level wc. Heated towel rail. Slate style tiled flooring with drainage.

RECEPTION ROOM TWO: 10' 6" x 12' 9" (3.21m x 3.89m) Archway leading to the kitchen. Tiled flooring.

KITCHEN: 9' 1" x 11' 0" (2.77m x 3.35m) With window to rear aspect and two Velux windows providing plenty of natural light. This bespoke handcrafted kitchen offers solid wood units with work surfaces, Butler sink, space for dishwasher, inset induction hob, oven, space for washing machine and tumble dryer. Tiled flooring.

FIRST FLOOR LEVEL - LANDING: Giving access to the three bedrooms and bathroom.

BEDROOM ONE: 10' 10" x 12' 5" (3.31m x 3.78m) With window to rear giving views over the gardens.

BEDROOM TWO: 10' 9" x 9' 11" (3.28m x 3.02m) With window to front aspect and having two built-in wardrobes to side.

BEDROOM THREE: 7' 4" x 8' 11" (2.24m x 2.72m) With window to front, currently being used as an office space.

BATHROOM: 7' 3" x 5' 9" (2.21m x 1.75m) With frosted window to rear comprising panelled bath, low level wc and hand wash basin. Heated towel rail. Part tiled walls. Laminate flooring.

SERVICES:

Drainage - mains

Heating - oil

EPC Rating - E

Council Tax Band B

Tenure - freehold

OUR REF: 8329



Viewing Arrangements

Strictly by appointment

Contact Details

4-6 Market Hill

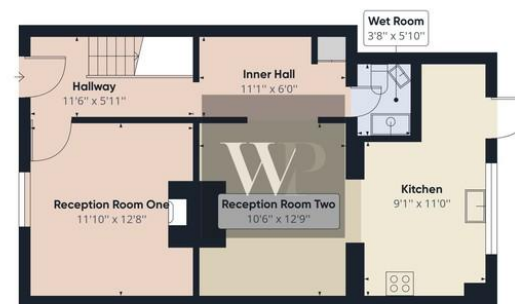
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Floor 0



Floor 1



Approximate total area⁽¹⁾
972.98 ft²

(1) Excluding balconies and terraces

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

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