



Cherry Tree Close, Yaxley, Eye, IP23 8DH

Guide Price £400,000 - £425,000

An extremely well presented and modern four bedroom detached family home situated in the desirable village of Yaxley. The property further benefits from having a separate dining room, study, fitted kitchen/breakfast room, utility with downstairs WC and an en-suite and family bathroom.

- South facing garden
- En-suite to master bedroom
- Bright and airy accommodation
- Freehold
- Double garage
- Modern and well kept throughout
- Council Tax Band D
- Energy Efficiency Rating D



Property Description

Situation

Located within a niche development of similar attractive properties predominately most centred around a large green, the property in question enjoys a more tucked away position at the end of a small close. The pretty and unspoilt village of Yaxley was by-passed a number of years ago and offers a beautiful array of many period and characterful properties whilst having the benefit of a local public house and fine village church. The village adjoins the neighbouring village of Mellis also having a public house and outstanding Ofsted schooling, (it is also advised the property is within the Hartismere School catchment area also), Yaxley provides easy access to the A140 with the historic market town of Diss lying some six miles to the north within the beautiful north Suffolk countryside surrounding the Waveney Valley.

Description

Built of traditional brick and clock cavity wall construction under a pitched interlocking tile roof, this extremely well presented four bedroom detached home provides accommodation perfectly suited to the demands of family life. The spacious lounge with its open fireplace provides a welcoming enjoyable environment for movie nights in, whilst the French doors that lead into the dining room and the further set that lead out to the garden creates a flowing feeling making an ideal space to entertain friends and family. The ground floor also has the benefit of an office/study, a modern fitted kitchen/breakfast room with integrated appliances, a utility room and a downstairs WC. The first floor is home to all four of the bedrooms with three of them being double and the master having the luxury of an en suite shower room, the other three bedrooms are serviced by the modern and stylish family bathroom.

Externally

The home is set back from the road and approached via a tarmac driveway which leads up to the double garage and provides off road parking for multiple vehicles, access to the double garage is gained via electric roller doors with plenty of storage in the eaves. The south facing rear garden is a well-manicured and nurtured space which is enclosed by panel fences and mainly laid to lawn with well stocked borders. One of our favourite additions the vendor has made is the pergola with its weaved wisteria that adds a pleasing dash of colour when moving between the garden and the home.

The rooms are as follows:

ENTRANCE HALL: Entry via upvc double glazed door, laminate flooring, stairs rising to first floor level.

LOUNGE: 11' 8" x 17' 9" (3.56m x 5.41m) With windows to rear aspect, brick fireplace with wood mantle and brick hearth, French doors giving access to the dining room.

DINING ROOM: 9' 0" x 12' 4" (2.74m x 3.76m) Upvc French doors giving access to the garden, laminate flooring.

RECEPTION ROOM TWO/OFFICE SPACE: 7' 11" x 6' 8" (2.41m x 2.03m) With window to front aspect, laminate flooring.

KITCHEN/BREAKFAST ROOM: 10' 4" x 11' 11" (3.15m x 3.63m) The kitchen offers a good range of wall and floor units, work surfaces, inset sink, integral appliances including fridge, freezer, dishwasher, four ring ceramic hob with extractor above, combi oven. Tiled splashback. Water softener. Door giving access to the utility. Window to front aspect. Tiled flooring.

UTILITY: 7' 1" x 7' 2" (2.16m x 2.18m) Window to rear aspect, space for washing machine and tumble dryer, wall and floor units, work surfaces, stainless steel sink and tiled splashback. Tiled flooring. Door to side giving external access.

WC: 3' 0" x 7' 2" (0.91m x 2.18m) Comprising low level wc and hand wash basin. Frosted window to rear aspect. Tiled flooring.

FIRST FLOOR LEVEL - LANDING: Split level with window to front aspect at lower level with further window to front at first floor level. Built-in airing cupboard to side. Loft space above. Access to the four bedrooms and bathroom.

MASTER BEDROOM: 11' 9" x 16' 2" (3.58m x 4.93m) With window to rear aspect and having the luxury of en-suite facilities.

EN-SUITE: 5' 0" x 7' 6" (1.52m x 2.29m) Comprising shower cubicle, low level wc and hand wash basin. Heated towel rail. Frosted window to rear aspect. Wood style flooring.

BEDROOM TWO: 13' 3" x 8' 6" (4.04m x 2.59m) Window to front aspect.

BEDROOM THREE: 10' 5" x 8' 6" (3.18m x 2.59m) With window to front aspect.

BEDROOM FOUR: 7' 1" x 10' 11" (2.16m x 3.33m) Window to rear aspect.

BATHROOM: 7' 2" x 7' 3" (2.18m x 2.21m) Frosted window to rear comprising panelled bath with shower over, low level wc, hand wash basin over vanity unit and heated towel rail. Vinyl flooring.

SERVICES:

Drainage - mains

Heating - oil

EPC Rating - D

Council Tax Band - D

Tenure - freehold

OUR REF: 8400



Viewing Arrangements

Strictly by appointment

Contact Details

4-6 Market Hill

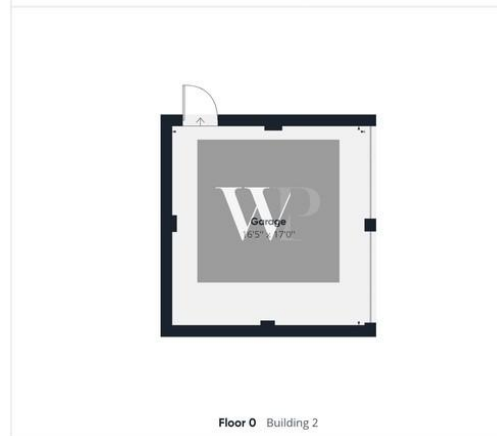
Diss

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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.



Approximate total area⁽¹⁾ 1631.20 ft ²
Reduced headroom 8.34 ft ²
<small>(1) Excluding balconies and terraces</small>
<small>☐ Reduced headroom (below 1.5m/4.92ft)</small>
<small>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</small>
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