



Rose Cottage | Mellis Road | Yaxley | IP23 8DB

Guide Price: £325,000

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Rose Cottage, Mellis Road, Yaxley, Eye, Suffolk, IP23 8DB

“A spacious & well-presented two-bedroom chalet offering attractive generous gardens, garage, off-road parking & stunning countryside views.”

Description

Set well back from the road on the outskirts of the ever-popular Suffolk village of Yaxley, is this spacious two double bedroom semi-detached chalet boasting proportionate grounds extending to in all about a fifth of an acre (subject to survey) and enjoying far reaching countryside views.

The accommodation comprises: entrance porch, entrance hall, sitting room, kitchen/dining room, garden room/studio, first floor landing, two double bedrooms and bathroom.

The property benefits from oil-fired central heating,

The accommodation comprises:

Front door to:

Entrance Porch

Constructed off a brick plinth base with windows on three sides and double glazed to:

Entrance Hall

Stairs to first floor, under stair storage and wood flooring. Doors to:

Sitting Room Approx 13' x 11'8 (3.9m x 3.5m)

Inset with wood burning stove on a brick hearth, storage shelving to either side of the chimney breast and window to front aspect.

Kitchen/Dining Room

Kitchen Area Approx 19'1 x 9'6 (5.8m x 2.9m)

Dining Area Approx 14'5 x 11' (4.4m x 3.3m)

A light and airy space with double aspect windows and French doors to the rear opening onto the terrace. Well-appointed Plain English kitchen comprising a range of wall and base units with wooden worktops over, two eye-level Zanussi ovens, space for full-length fridge and freezer, central breakfast bar style unit with four ring Calor gas hob, wood flooring, door to larder cupboard with shelving, two skylights and access to loft. Door to:

Garden Room/Studio Approx 10'6 x 9' (3.2m x 2.7m)

This lean-to space is ideal for a variety of uses and enjoys double aspect windows, as well as two doors, one to the terrace and the other to the parking area. This room also houses the oil-fired boiler. Door to:

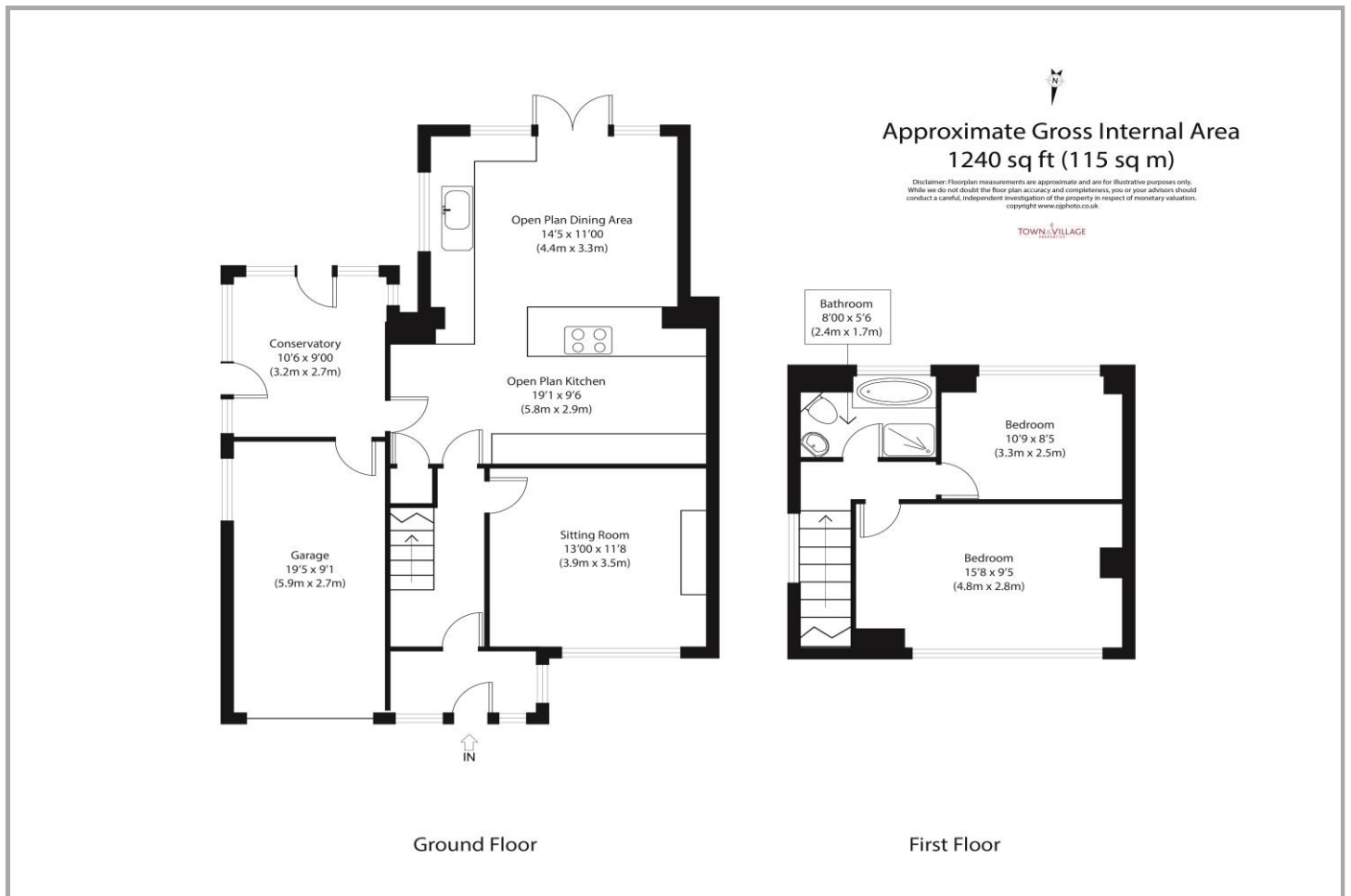
Single Garage

Fitted with an up and over door, window to side aspect, power and light.

First Floor Landing

Access to loft, window to side aspect and doors to:





Master Bedroom Approx 15'8 x 9'5 (4.8m x 2.8m)

Double room with cloak hanging space, shelving and window to front aspect.

Bedroom Two Approx 10'9 x 8'5 (3.3m x 2.5m)

Window to rear aspect.

Family Bathroom

Well-appointed white suite comprising w.c, wash basin with storage under, single shower cubicle, panel bath, two heated towel rails and window to rear aspect.

Outside

The property is set well back from the road and is accessed over a private tarmac driveway providing off-road parking for several vehicles. The driveway also gives access to the single garage with up and over door, power and light. Leading on from the parking area is side access providing further parking, as well as housing a greenhouse.

The extensive rear gardens are predominantly lawned with a terrace abutting the rear of the property and enjoying far-reaching countryside views to the side and rear. The grounds are planted with a selection of established trees and shrubs, as well as interspersed with a range of flower and shrub borders. Also incorporated within the plot are two timber storage sheds.





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Energy performance certificate (EPC)	
Rose Cottage Mellis Road Yaxley EYE IP23 8DB	Energy rating E
Valid until:	23 March 2033
Certificate number:	9137-1327-1200-0042-5222

Property type Semi-detached house

Total floor area 98 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 efficiency rating for this property

This property's current energy rating is E. It has the potential to be C.

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



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



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