



Threeways  
Eye Road  
Yaxley, Eye  
IP23 8BL

Guide Price: £425,000





- 3 double bedrooms
- Single garage
- Solar panels
- Useful range of storage outbuildings
- Parking for multiple cars

#### Location

Set back from the road, this property enjoys a prime corner plot position in the heart of the picturesque and unspoilt village of Yaxley. This charming village, bypassed several years ago, boasts an array of period and characterful properties, along with a local public house and a fine village church. The neighboring village of Mellis, just a short distance away, also features a public house and an outstanding Ofsted-rated school. Additionally, the property falls within the Hartismere school catchment area. Yaxley offers easy access to the A140 and is situated just six miles south of the historic market town of Diss. Diss, located in south Norfolk, provides a wide range of day-to-day amenities and facilities, as well as a mainline railway station with regular, direct services to London Liverpool Street and Norwich.





## Property

The property is a three-bedroom detached bungalow built in 1983, featuring traditional brick and block construction under an interlocking tiled roof. It includes replacement UPVC double glazed windows and doors and is heated by an oil-fired central heating boiler (replaced in 2018) via radiators. The bungalow is equipped with a security alarm and lighting system and has TV aerial points in all rooms. It offers ample double-aspect rooms providing plenty of natural light and spacious accommodation, totaling approximately 1,300 sq ft. The entrance hall provides space for shoes and coats, along with storage cupboards and access to the main hallway. The hallway leads to the reception rooms, kitchen, three bedrooms, bathroom, and WC, and includes an airing cupboard and access to a partly boarded loft. The first reception room is spacious, featuring an open fireplace and connecting to the second reception room, which serves well as a dining area with views and access to the rear gardens via French doors and a heat pump/air conditioning unit. The kitchen, with an aspect to the rear, offers a good range of wall and floor units, granite effect work surfaces, a Lamona oven, a halogen hob with an extractor, a stainless steel sink with drainer and mixer tap, an integrated microwave, and plumbing for a dishwasher. The adjoining utility room, also facing the rear, matches the kitchen's units and work surfaces, includes plumbing for a washing machine, an installed

water softener and provides external access to the rear gardens. All three bedrooms are double rooms, with the first bedroom having a double aspect to the front and side, the second bedroom featuring built-in wardrobes, and the third bedroom also having a window to the side. The bathroom includes a shower cubicle with a seat, a low-level WC, a hand wash basin over a vanity unit, a bidet, and a heated towel rail. An additional WC comprises a low-level WC, a hand wash basin over a vanity unit, a bidet, and a heated towel rail.

## Outside

The property is set back from the road, enjoying a prime corner plot with stunning views of the open rural countryside. It is approached via a large shingle driveway that provides ample off-road parking for multiple vehicles and leads to a spacious single garage with ten solar panels on the roof. The main gardens, located at the rear and side of the property, are designed for low maintenance and feature two garden sheds with additional storage units. All of this is beautifully enclosed by panel fencing and attractive hedging, offering a perfect blend of practicality and charm.

## Services

Mains electricity, water and drainage are connected. Oil central heating.

## How to get there:

From Diss take the A140 and after about 4 miles turn right signposted Yaxley. The property will be found on the right hand side before you reach the T junction.


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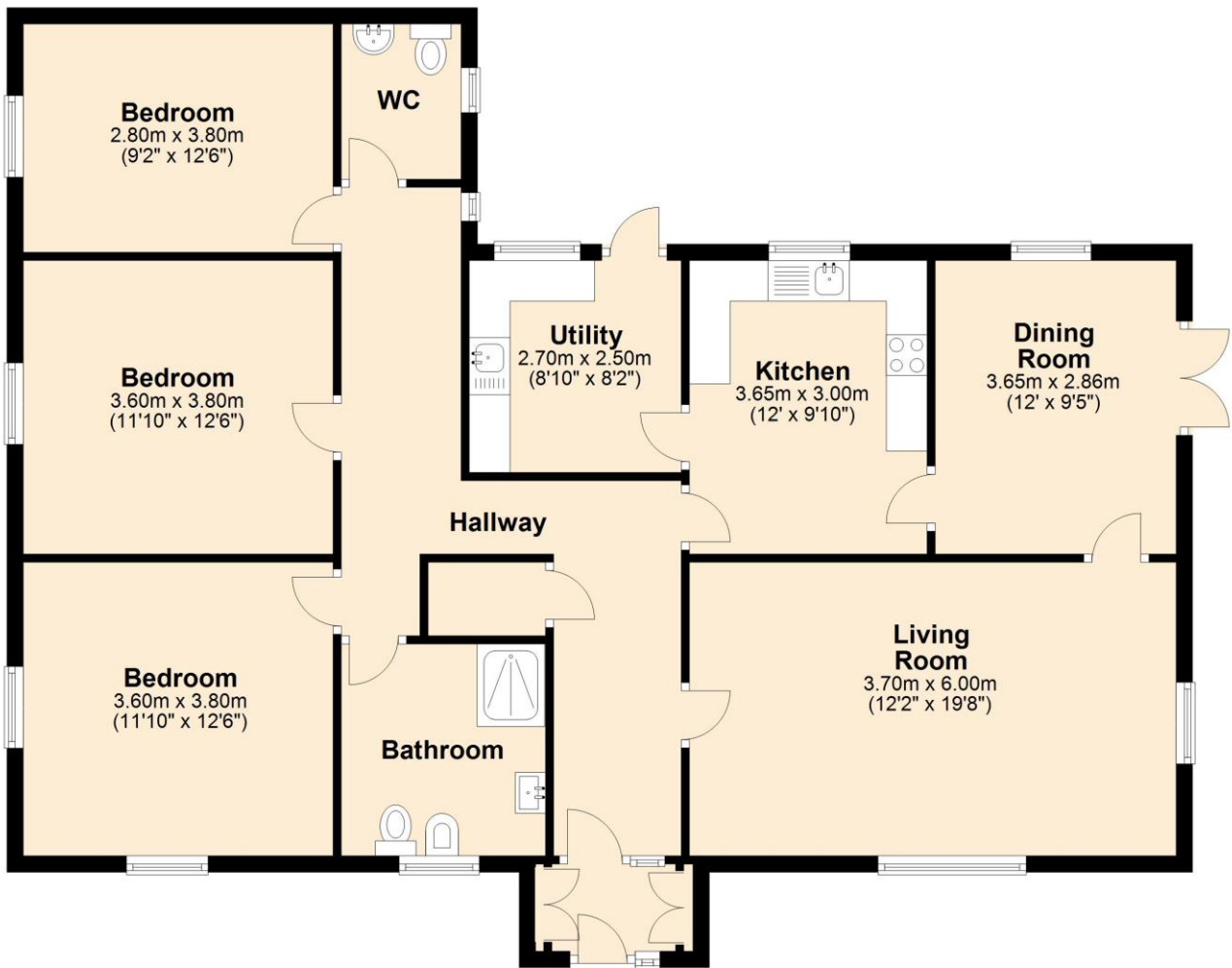
Freehold

Ref 19584/KH

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

### Ground Floor

Approx. 120.7 sq. metres (1298.9 sq. feet)



Total area: approx. 120.7 sq. metres (1298.9 sq. feet)

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