



Burns Close, Yaxley, Eye, IP23 8DD
Guide Price £200,000



ENJOYING A PLEASING POSITION WITHIN A SMALL CLOSE, THIS SIGNIFICANTLY ENHANCED AND UPGRADED TWO BEDROOM HOUSE BENEFITS FROM RURAL VIEWS AND WESTERLY FACING REAR GARDENS.

Burns Close, Yaxley

Key Features

- Conservatory extension
- New kitchen & bathroom
- Oil fired central heating
- Single garage
- Westerly facing rear gardens
- Vendors found onwards
- Council Tax Band B
- Freehold
- Energy Efficiency Rating TBC.

Situation

The property is found upon a small close consisting of similar attractive properties lying within the pretty and unspoilt village of Yaxley on the north Suffolk borders. Yaxley was bypassed a number of years ago and still retains the benefit of a local infrastructure with public house, fine church and community hall. The village borders the neighbouring village of Mellis also having the benefit of a public house and outstanding Ofsted schooling (the property is also within the Hartismere school catchment area). The historic market town of Diss is found some six miles to the north which offers an extensive 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 house comprises of a two bedroom semi-detached dwelling having been built in the 1990s and of traditional brick and block cavity wall construction under a pitched interlocking tiled roof and having had the benefit of the installation of replacement sealed unit upvc double glazed windows and doors, whilst being heated by a modern oil fired central heating boiler via radiators (the agent also advises there has been cavity wall insulation). Throughout the property is presented in a most excellent decorative order having been well maintained and enhanced. Particular notice is drawn to the kitchen and bathroom suite, having only just been installed within the last couple of years and are still in an excellent condition.

Externally

The property is set back off the road having off-road parking to the side aspect under a carport and single garage beyond (garage 16' 8" x 8' 1" (5.10m x 2.47m) with up and over door to front, storage within eaves, power/light connected and personnel door to the side porch/utility). The main gardens are found to the rear and are of a most generous size backing onto rural farmland giving pleasing far reaching views. Over the years the gardens have been thoughtfully planted and are now well established and well stocked having a great deal of privacy/seclusion within.



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The rooms are as follows:

ENTRANCE HALL: 3' 4" x 4' 3" (1.02m x 1.32m) Access via a upvc double glazed frosted door to front, storage space to side and secondary door giving access through to the reception room.

RECEPTION ROOM: 11' 5" x 13' 7" (3.50m x 4.15m) With window to the front aspect and flooded by plenty of natural light. A focal point of the room being the feature fireplace with inset electric fire with mantle surround. Secondary door giving access through to the kitchen.

KITCHEN/DINER: 9' 8" x 13' 7" (2.97m x 4.15m) With upvc double glazed door giving access through to the conservatory extension. An impressive kitchen having only been fitted some 12 months ago with quartz work surfaces and a good range of wall and floor units, fitted water softener, space/plumbing for automatic washing machine and space for oven with extractor above. Storage cupboard to side.

CONSERVATORY: 11' 7" x 11' 3" (3.55m x 3.43m) A proper conservatory extension upon a brick base and of a generous size with tiled flooring and radiator to side. French doors giving external access to the rear gardens. Further door to side giving access to the utility/side porch.

UTILITY/SIDE PORCH: 8' 2" x 4' 11" (2.49m x 1.50m) With internal access to the garage and further doors to the front and rear giving external access.

FIRST FLOOR LEVEL:

LANDING: 2' 11" x 6' 4" (0.90m x 1.95m) Access to the two bedrooms and bathroom. Access to loft space above.

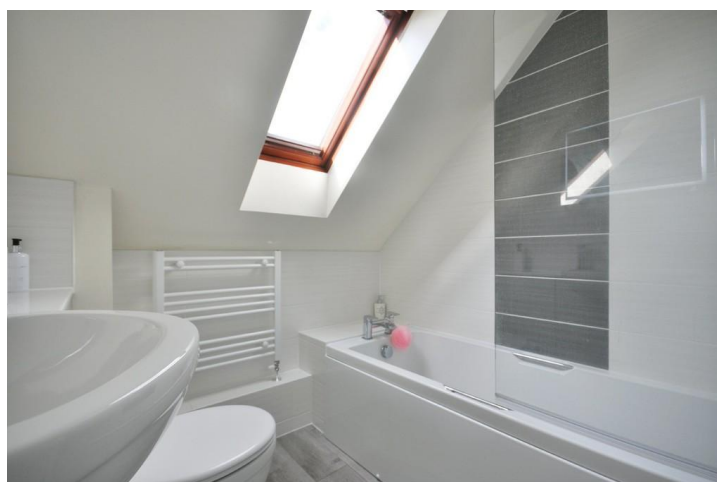
BEDROOM ONE: 11' 5" x 10' 4" (3.49m x 3.17m) With window to the front aspect and being a large master bedroom with the benefit of a built-in storage cupboard over stairs.

BEDROOM TWO: 9' 7" x 7' 0" (2.93m x 2.14m) Fount to the rear aspect of the property enjoying elevated over the rear gardens and field beyond.

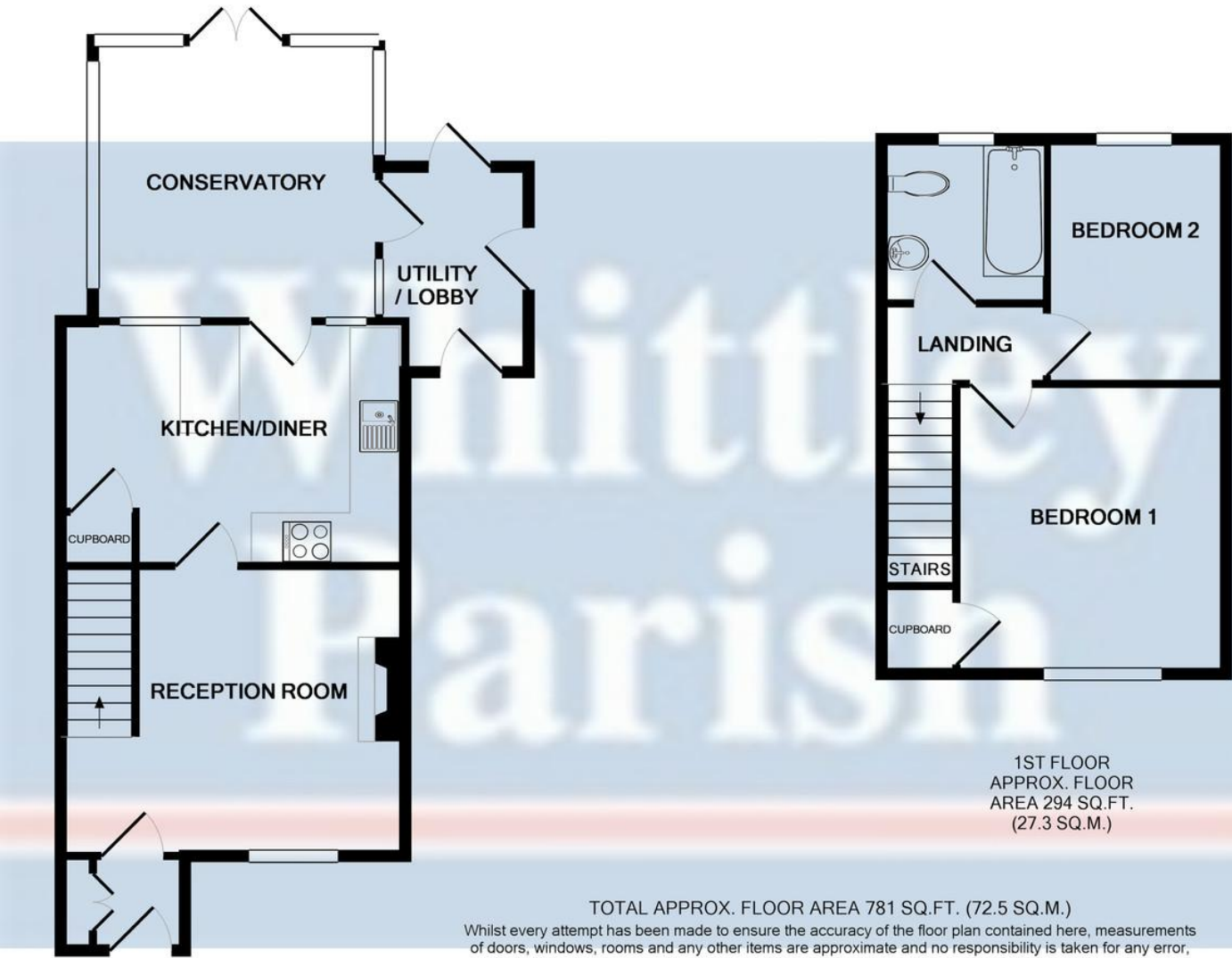
BATHROOM: 6' 7" x 6' 3" (2.03m x 1.92m) With window to the rear aspect and comprising of a refitted matching suite in white with bath and shower over, low level wc, hand wash basin and heated towel rail.

VIEWINGS: Strictly by appointment with Whittley Parish Estate Agents, please contact a member of the sales team at our Diss office on 01379 640808.

OUR REF: 7388



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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