



3 Chestnut Villas Earlsford Road, Mellis

Eye



Minors & Brady



## 3 Chestnut Villas Earlsford Road

Mellis, Eye

Recently improved and thoughtfully presented, this terraced house in the peaceful village of Mellis offers charm and practicality, featuring a light-filled lounge with a central fireplace, a generous kitchen/diner with fitted units and integrated appliances, and three double bedrooms including a versatile loft conversion with eaves storage. The newly renovated family bathroom showcases a sleek, contemporary finish, while outside, a versatile cabin provides the perfect setting for a home office, studio, or hobby space. A generous enclosed rear garden with mature planting, two brick-built storage sheds, and a wide patio offers plenty of room for both relaxation and entertaining, while a large driveway provides off-road parking for up to three vehicles. Surrounded by scenic Suffolk countryside, this home is ideal for those seeking both comfort and a peaceful village lifestyle.

### Location

Chestnut Villas on Earlsford Road enjoys a peaceful setting in the village of Mellis, surrounded by the scenic Suffolk countryside. The village is known for its extensive common land, one of the largest in the county, offering miles of open space and walking routes teeming with wildlife. Mellis also benefits from a welcoming community with a village hall and primary school, while further amenities can be found in nearby Eye and Diss, including shops, cafés, and healthcare services. For commuters, Diss station provides a direct mainline service to London Liverpool Street, and road links connect easily to the A143 and A140. This combination of rural charm, everyday convenience, and strong transport connections makes Mellis a highly appealing place to live, particularly for those seeking a quieter lifestyle without sacrificing accessibility.

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### Earlsford Road, Melis

Stepping into the entrance hall, you are immediately greeted by a practical layout, with useful storage tucked neatly beneath the stairs. From here, the home opens into the lounge, a light-filled room where a large front-facing window frames the outlook and draws in natural light. At the centre, a fireplace with a striking black surround creates a warm focal point, complemented by built-in shelving that adds both character and function. With generous proportions, this inviting space is well-suited to family relaxation as well as entertaining guests.

The kitchen and dining area lie beyond, designed to be both practical and full of charm. White cabinetry paired with dark splashbacks and a farmhouse-style sink creates a stylish contrast, while tiled flooring underfoot enhances the homely yet modern feel. The adjoining dining area comfortably accommodates a family table, establishing this space as the heart of the home. With dual-aspect windows, a rear door leading directly into the garden, and an adjoining lean-to that opens via French doors to a versatile cabin, the arrangement works perfectly for everyday living. The cabin itself provides an adaptable space that could serve as a dedicated home office, studio, or hobby room, offering privacy and flexibility away from the main house.

Upstairs, two generously sized double bedrooms are found, one complete with a built-in wardrobe, both enjoying carpeted floors and natural light that gives each room a bright and welcoming atmosphere.



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The newly renovated family bathroom on this level has been finished to a contemporary standard, with large grey tiles creating a sleek backdrop. The suite includes a panelled bath with rainfall shower and glass screen, a vanity unit with inset basin, and a low-level WC. A side window brightens the space, while wood-effect flooring and modern fittings provide a sense of comfort and style. A handy storage cupboard is also positioned on this floor.

The third floor reveals a converted loft room that offers plenty of versatility. Character features such as exposed beams and a central brick detail add depth, while Velux windows flood the room with light. With angled ceilings, wood-effect flooring, and useful eaves storage, this adaptable space could serve as a bedroom, study, or creative retreat.

Outside, the generous rear garden provides a private and welcoming environment, framed by mature planting and greenery. A wide patio sets the scene for outdoor dining, with further seating areas thoughtfully arranged to enjoy the sun throughout the day. Raised beds add charm, while brick-built sheds offer practical storage solutions. To the front, a large driveway provides off-road parking for up to four vehicles, completing the appeal of this attractive village home.

### Agents notes

We understand that the property will be sold freehold, connected to main services, water, electricity and drainage.

Heating system- Oil Central Heating

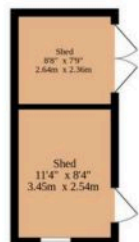
Council Tax Band- B

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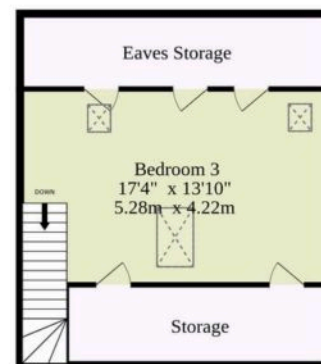
Ground Floor  
718 sq.ft. (66.7 sq.m.) approx.



1st Floor  
338 sq.ft. (31.4 sq.m.) approx.



2nd Floor  
240 sq.ft. (22.3 sq.m.) approx.



Sqft Includes Cabin And Sheds

TOTAL FLOOR AREA : 1296 sq.ft. (120.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Minors & Brady  
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 [diss@minorsandbrady.co.uk](mailto:diss@minorsandbrady.co.uk)

 01379 771444

 46-47 Mere Street, Diss, IP22 4AG

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