



18 Burns Close, Yaxley

Eye



Minors & Brady

Hidden away on a quiet close and wrapped in open countryside, this extended three-bedroom home offers the kind of easy, rural lifestyle many people dream of. From the moment you arrive, the generous front plot and mature planting create a sense of privacy and calm, a little retreat on the edge of Yaxley. Inside, the spaces flow with an inviting warmth, full of natural light and gentle colour. The main reception room feels open and uplifting, while the adjoining snug quickly becomes a favourite corner for reading, play, or quiet moments to yourself. At the rear, the kitchen/diner brings a soft country feel with rich cabinetry, natural textures and skylights that draw in the daylight. Practical additions like a utility room and ground-floor shower room make everyday living easy. Upstairs, the three bedrooms feel peaceful with the main bedroom enjoying open views over the fields. A family bathroom serves this floor. The garden is spacious, private and designed for relaxed outdoor living. A gate at the back opens directly onto fields, offering an immediate link to nature for morning dog walks, slow weekend strolls, or simply breathing in the fresh air whenever you choose.

- Quiet, tucked-away position on a small individual close, offering rare privacy and a peaceful rural feel
- Direct access to open fields via a rear garden gate – perfect for dog walks, morning runs or spontaneous nature strolls
- Thoughtfully extended layout that blends modern comfort with a warm, countryside-inspired aesthetic
- Velux-lit kitchen/diner with French doors linking the home seamlessly to the garden and surrounding landscape
- Flexible snug space ideal for reading, play, creative work or a calm home office
- Far-reaching field views from the main bedroom, creating a serene start and end to each day
- Generous, private garden with multiple seating areas designed for outdoor dining, relaxing or children's play





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Yaxley, Eye

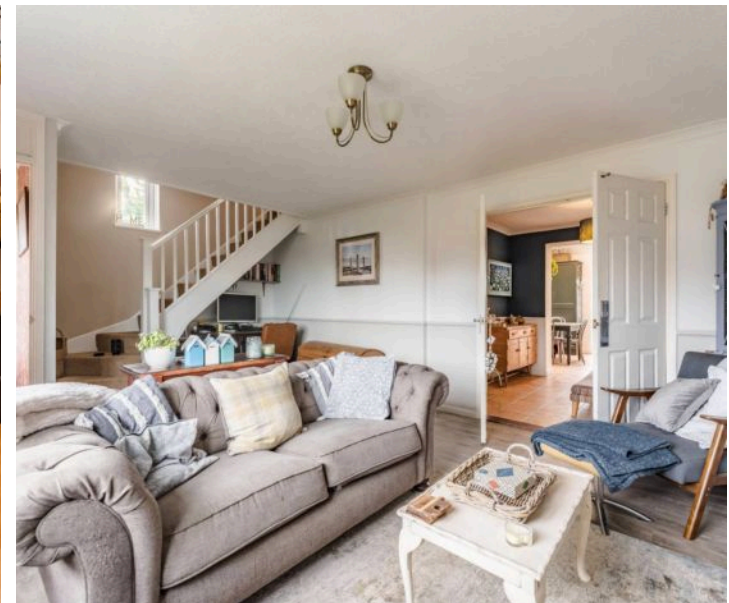
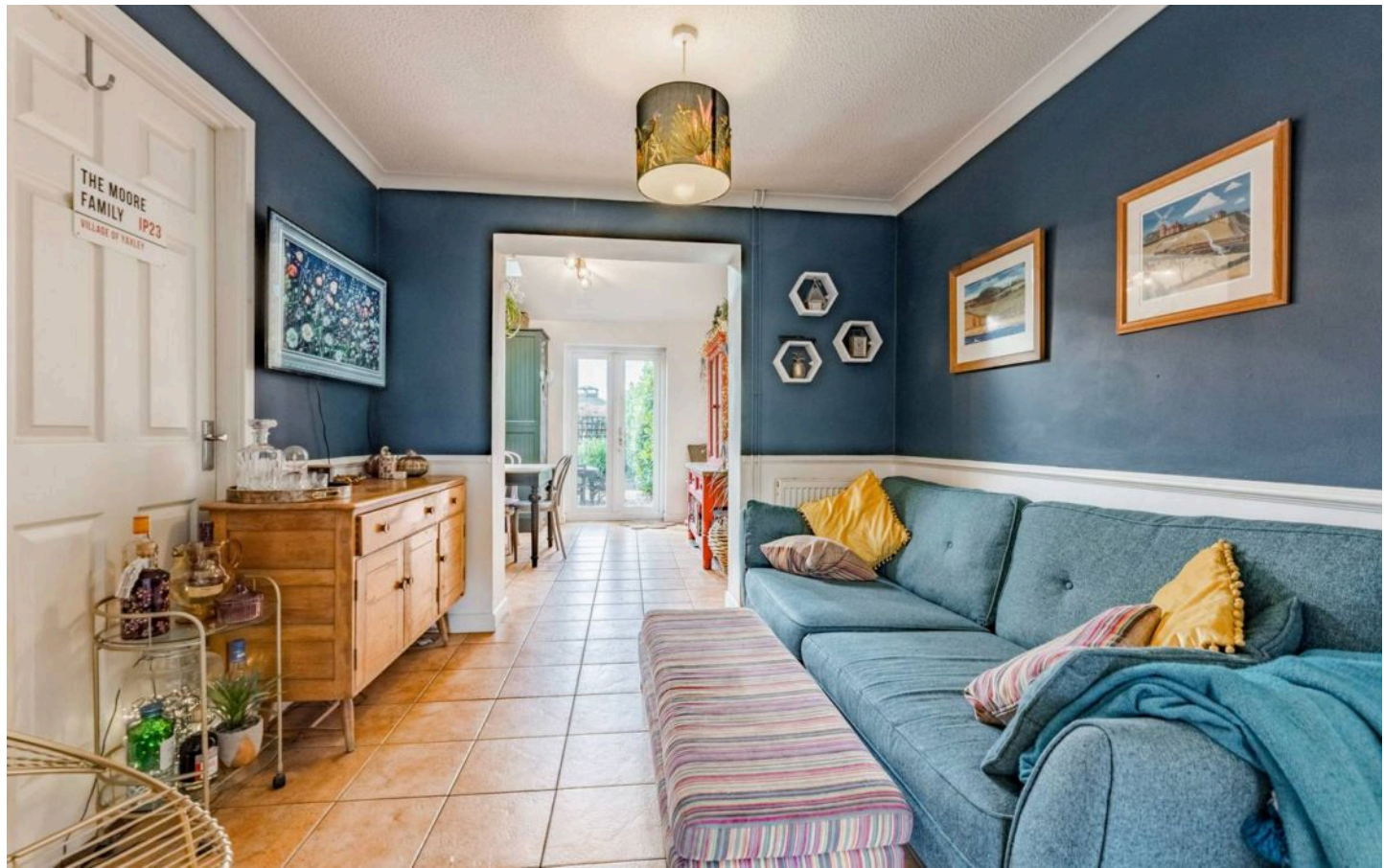
The Location

This property is situated in the delightful village of Yaxley, a vibrant and welcoming community that perfectly balances the charm of village life with excellent access to nearby towns and cities. Yaxley is known for its friendly atmosphere, where neighbours know each other and there's a real sense of community. The village has a range of local amenities, including convenience stores, cafes, pubs, and essential services, making everyday life easy and convenient. For families, there are well-regarded schools within easy reach, as well as parks and green spaces where children can play and explore safely.

Yaxley's location also benefits from excellent transport links. Peterborough city centre is just a short drive away, offering extensive shopping, dining, and entertainment options, as well as rail connections for commuting further afield. The surrounding countryside provides beautiful walks, cycling routes, and outdoor leisure opportunities, allowing residents to enjoy a peaceful, rural feel while remaining close to modern conveniences.

The village also hosts local events and community activities throughout the year, which contribute to a lively, friendly atmosphere and make it an ideal place to settle down. Whether you enjoy a quiet stroll along tree-lined streets, meeting friends at the local café, or taking advantage of the nearby cultural and recreational offerings, Yaxley offers a lifestyle that's both relaxed and well-connected.

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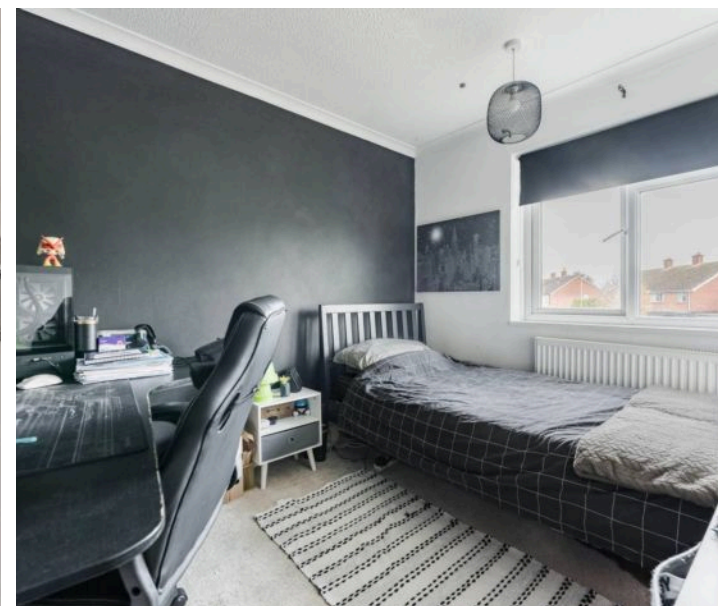
Yaxley, Eye

Burns Close

This thoughtfully extended three-bedroom semi-detached home enjoys a peaceful position on a small and individual close, surrounded by open countryside on the western edge of Yaxley. Set back from the road behind established planting, the property immediately feels private and inviting, with a generous front plot, driveway parking and a useful garage.

Inside, the house has been carefully designed to offer a bright, airy and easy-flowing layout, enhanced by rich, colourful tones that bring warmth and character to each room. The ground floor centres around a spacious reception room, where natural light pours in and creates a welcoming atmosphere from the moment you step through the door. A cosy snug sits just off this space, ideal as a playroom, reading nook or home office – providing flexibility for family life.

To the rear, the kitchen/diner forms a real heart-of-the-home setting. Here, the countryside aesthetic has been subtly and beautifully brought indoors, expressed through the kitchen's richly coloured cabinetry and the natural finishes that echo the rural surroundings. With Velux windows overhead and French doors opening directly onto the garden, it's a wonderfully uplifting space where the landscape can be enjoyed all year round. A practical utility room and a modern ground-floor shower room complete the downstairs accommodation.



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Yaxley, Eye

Upstairs, two comfortable double bedrooms and a well-proportioned single bedroom are arranged around the landing. The main bedroom is particularly special, offering far-reaching field views that perfectly capture the charm of the home's setting. A neatly finished family bathroom serves this floor.

The rear garden is a standout feature: generous in size, thoughtfully landscaped and framed by mature borders that enhance the sense of privacy. Several seating areas create sheltered spots to unwind, while the lawn offers plenty of space for outdoor play.

A small gate at the rear leads directly out to open fields, an enviable touch for dog walkers, families, or anyone who simply enjoys stepping straight out into nature.

Built in the late 1980s with traditional brick and block construction, the home benefits from oil-fired central heating, double glazing, off-road parking, a single garage and an EPC rating of D.

A really lovely home where every space has been considered, offering modern comfort, an effortlessly rural aesthetic brought inside, and the joy of countryside living right on your doorstep.

Agents Note

Sold Freehold

Connected to oil-fired heating, mains water, electricity and drainage.

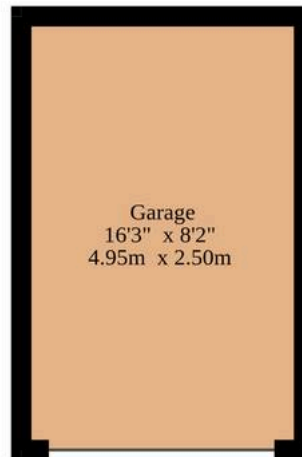
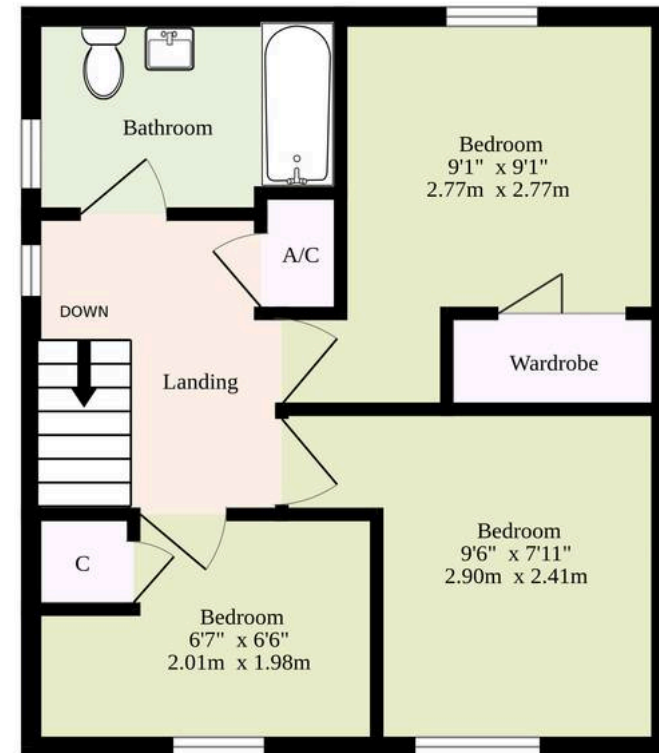


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Ground Floor
694 sq.ft. (64.5 sq.m.) approx.



1st Floor
302 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 996 sq.ft. (92.5 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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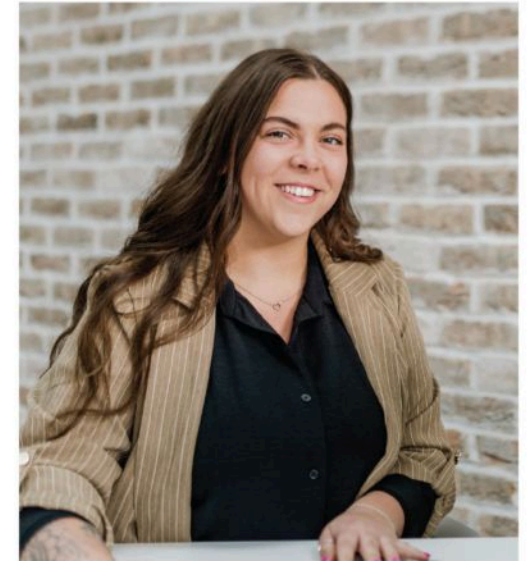
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Meet *Theo*
Property Consultant



Meet *Anya*
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Minors & Brady
Your home, our market

 diss@minorsandbrady.co.uk

 01379 771444

 46-47 Mere Street, Diss, IP22 4AG

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