



6 Robinsons Close, Mellis

Eye



Minors & Brady



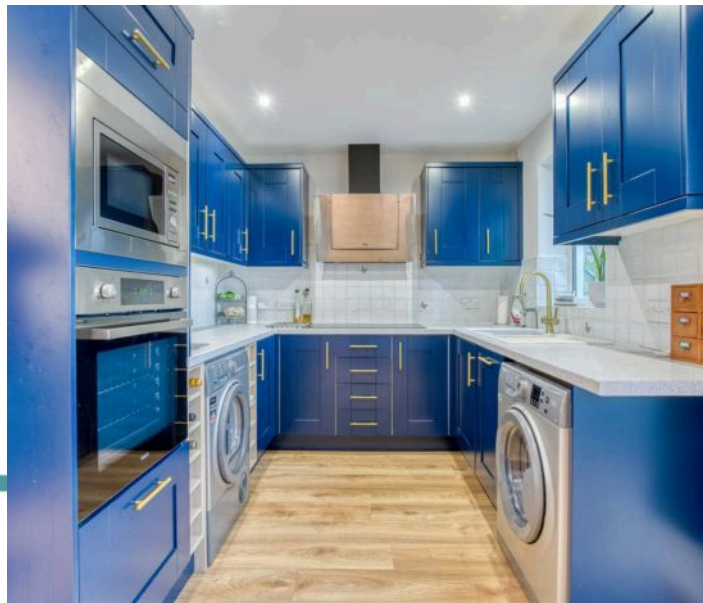
## 6 Robinsons Close

Mellis, Eye

Occupying a pleasant position within the well-regarded village of Mellis, this well presented end of terrace home offers spacious and flexible accommodation across two floors. A generous sitting room with glazed sliding doors connects to a refitted kitchen with integrated appliances and ample storage, while a vaulted garden room extension with skylights and French doors opens onto an enclosed rear garden featuring patio areas, raised planting beds and a versatile outbuilding. Three bedrooms and a contemporary family bathroom complete the layout, making this an ideal choice for first-time buyers, young families or those looking to enjoy village living.

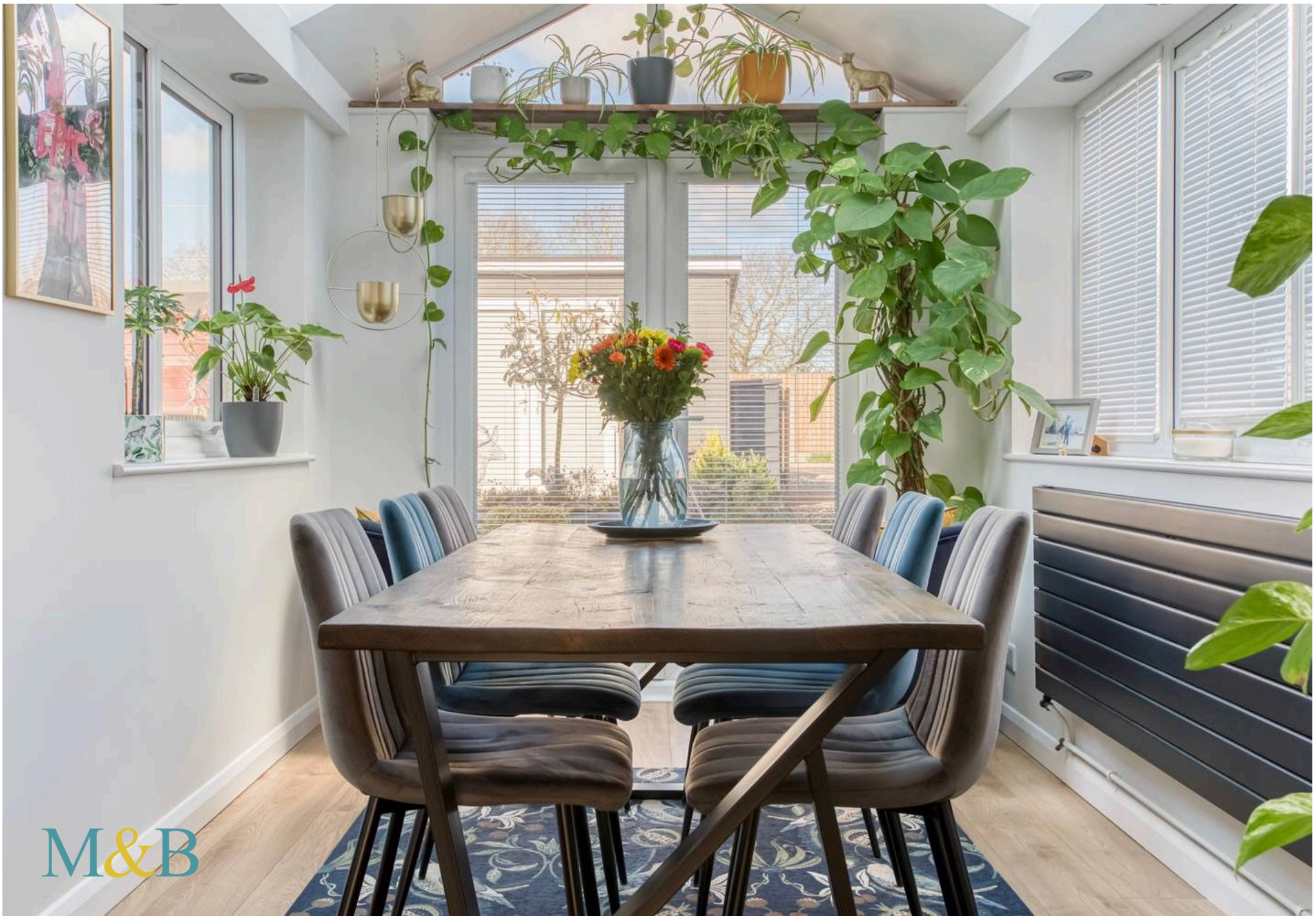
### Location

Robinsons Close is situated in the well-regarded village of Mellis, a traditional Suffolk village known for its strong community feel and attractive rural surroundings. Mellis benefits from everyday amenities, including a village shop, public house, and well-supported primary school, along with the popular Mellis Common offering open green space and countryside walks. The village is conveniently positioned for access to the market towns of Eye and Diss, where a wider range of shopping, schooling, and leisure facilities can be found, together with mainline rail services from Diss providing direct links to Norwich and London Liverpool Street. The surrounding countryside provides a peaceful setting while remaining well-connected for commuters and those travelling further afield. Road links are also convenient, with access to the A140 nearby, connecting to Norwich, Ipswich, and beyond.



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Mellis, Eye

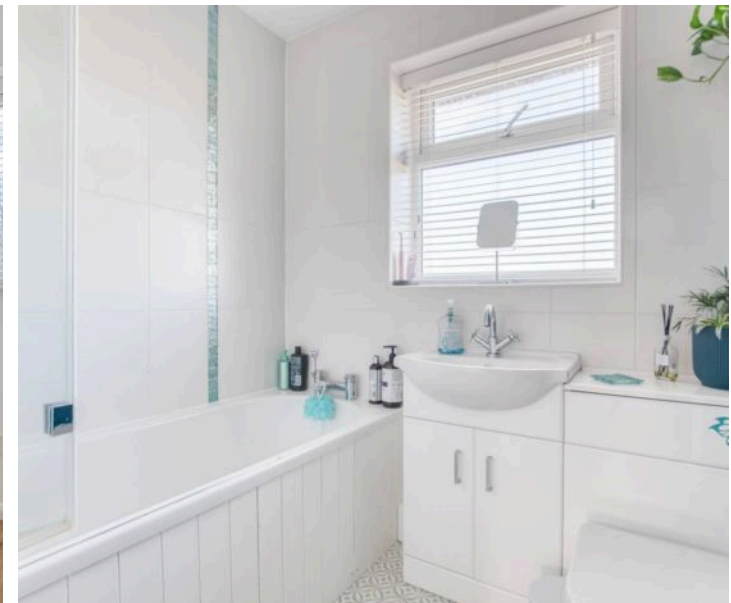
### Robinsons Close, Mellis

Entering through the front door, a welcoming hall sets the tone, finished with wood-effect flooring that continues into the main living space. Stairs rise to the first floor, framed by panelled detailing and patterned wallpaper above, complete with a fitted runner and timber handrail that add character and definition.

Positioned at the front, the sitting room is bright and well-proportioned, centred around a wide window fitted with white blinds. Soft neutral décor enhances the sense of space, while glazed sliding doors provide a natural transition into the kitchen, allowing light to pass between rooms while offering privacy when required.

Refitted in a striking deep blue, the kitchen features brass-effect handles, light work surfaces and a tiled splashback. Recessed ceiling lights create a clean finish, and the U-shaped layout offers generous storage and preparation space. Integrated appliances include a built-in double oven, microwave, induction hob with stainless steel extractor hood, along with under-counter space for additional appliances. A window above the sink introduces further natural light.

Beyond, a garden room extension provides an impressive addition to the ground floor. A vaulted ceiling with skylights enhances volume and brightness, while surrounding windows and French doors open directly onto the garden. Wood effect flooring continues from the kitchen, and a contemporary horizontal radiator is mounted to one wall. This space comfortably accommodates dining furniture and creates a natural focal point for everyday living.



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## 6 Robinsons Close

Mellis, Eye

Upstairs, the landing continues the decorative panelling and includes an airing cupboard for practical storage. Two generous double bedrooms sit alongside a third single bedroom, each finished in light tones with wood-effect flooring and fitted blinds. The remaining rooms offer flexibility for family life, guests or home working.

Completing the first floor, the bathroom is fitted with a panelled bath with glazed shower screen and tiled surround, a wash basin set within a vanity unit, and a low-level WC. White wall tiling is complemented by a contrasting vertical decorative strip, and a window provides ventilation and daylight.

Outside, an enclosed rear garden has been arranged for low-maintenance enjoyment. A paved patio extends from the house, leading to gravelled sections with raised planting beds, timber sleepers and established shrubs. A versatile outbuilding provides additional storage or workspace potential, while a further garden building with glazed double doors offers added flexibility.

### Agents notes

Sold freehold

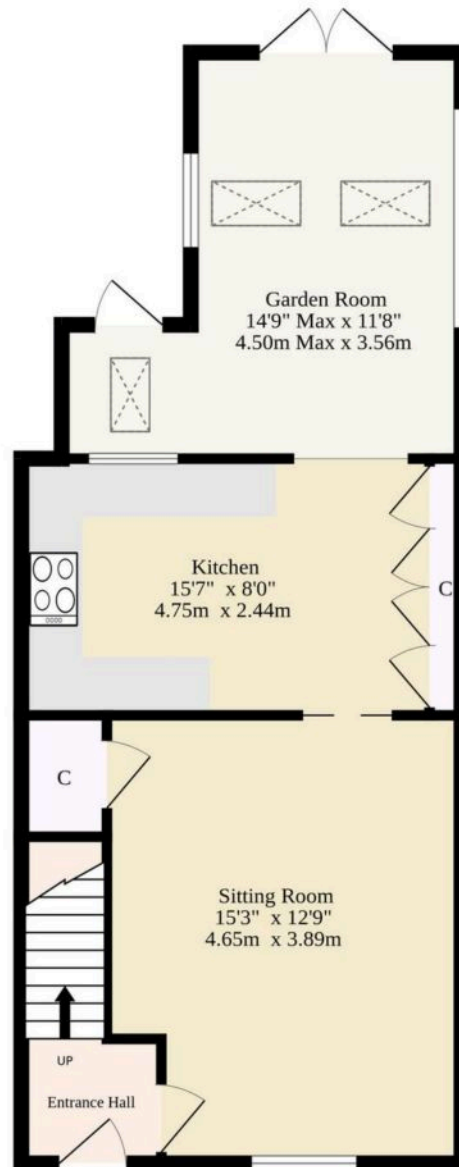
No information has been provided regarding utilities, services or related costs. Interested parties are advised to make their own enquiries and carry out due diligence before proceeding with the purchase.



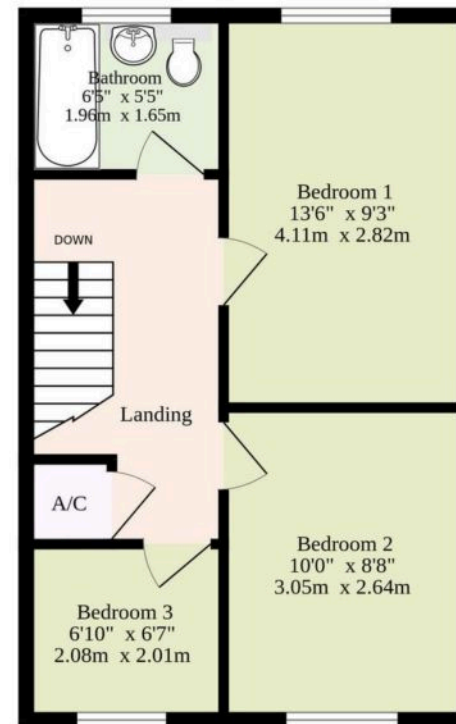
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Ground Floor  
510 sq.ft. (47.4 sq.m.) approx.



1st Floor  
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 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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