



Sentry Box Cottage Old Ipswich Road, Yaxley

Eye



Minors & Brady

Sentry Box Cottage Old Ipswich Road

Yaxley, Eye

Chain-free and set in the Suffolk village of Yaxley, with the market town of Eye just a short drive away, this cottage offers a straightforward, low-maintenance home with space to live and relax. The open-plan ground floor, with rustic wooden flooring throughout, connects the kitchen/dining area and the light-filled living room, where a traditional fireplace provides a natural focal point. French doors from the kitchen open onto a private garden, ideal for morning coffee or outdoor meals, while the upstairs comprises two well-sized bedrooms with built-in wardrobes and a bathroom with a three-piece suite. Outside, the garden features a patio, a lawn, and gated rear access, with allocated off-road parking and an en-block garage completing the practical aspects of the home.

Agents Notes

Freehold

Oil central heating.

Connected to mains water, electricity and drainage.

Please be aware that the images have been AI-staged to showcase the furniture in the rooms. We recommend visiting the property in person to fully evaluate the space and its features.



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Sentry Box Cottage Old Ipswich Road

Yaxley, Eye

Yaxley

Old Ipswich Road runs through the village of Yaxley, a small, rural community in Suffolk, located about 1 mile north-west of the market town of Eye. Within Yaxley, residents benefit from a handful of local conveniences such as a village pub, a community hall, and small-scale shops, with Eye offering a broader range of services including a bakery, convenience stores, a post office, and a pharmacy.

For families, the area is well-served by nearby schools. Mellis Church of England Primary School lies just a short drive away, while Hartismere School in Eye provides secondary education within easy reach. Transport links combine rural charm with accessibility: the A140 is nearby, connecting to the A14 corridor, facilitating journeys to Ipswich, Bury St Edmunds, and beyond. Public transport is limited but functional, with local bus routes linking Yaxley to Eye and surrounding villages, and the closest mainline railway station is in Diss, offering services to Norwich and London.



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Sentry Box Cottage Old Ipswich Road

Yaxley, Eye

In the Suffolk village of Yaxley, just a short drive from the market town of Eye, this characterful cottage offers a practical and comfortable home for first-time buyers or an investment opportunity for those seeking rental potential.

The entrance hall leads to a convenient WC and sets the tone with rustic wooden flooring that continues throughout the ground floor. The open-plan layout allows the living, dining, and kitchen areas to feel connected, making day-to-day life effortless and entertaining straightforward.

The living room is bright and welcoming, with a traditional open fireplace providing a natural focal point. The kitchen/dining area is fitted with a selection of cabinets, an integrated oven, a sink and drainer, and space for appliances. French doors open onto the garden, bringing the outdoors in and creating a seamless link for meals or gatherings.

Upstairs, two well-sized bedrooms with built-in wardrobes share a bathroom with a three-piece suite.

The private garden includes a patio, ideal for morning coffee or evening seating, and a lawn with gated rear access.

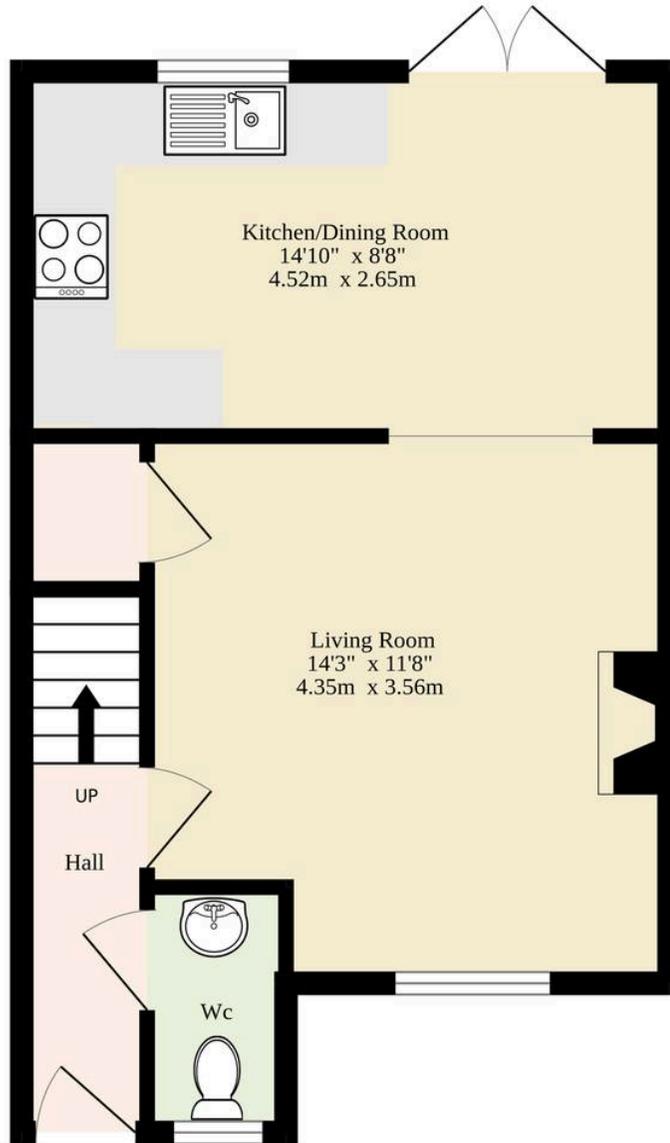
The property also benefits from allocated off-road parking for two vehicles and an en-block garage, providing practical storage options.

With its open-plan layout, character features, and proximity to local amenities, this cottage offers a manageable, low-maintenance home in a village setting.

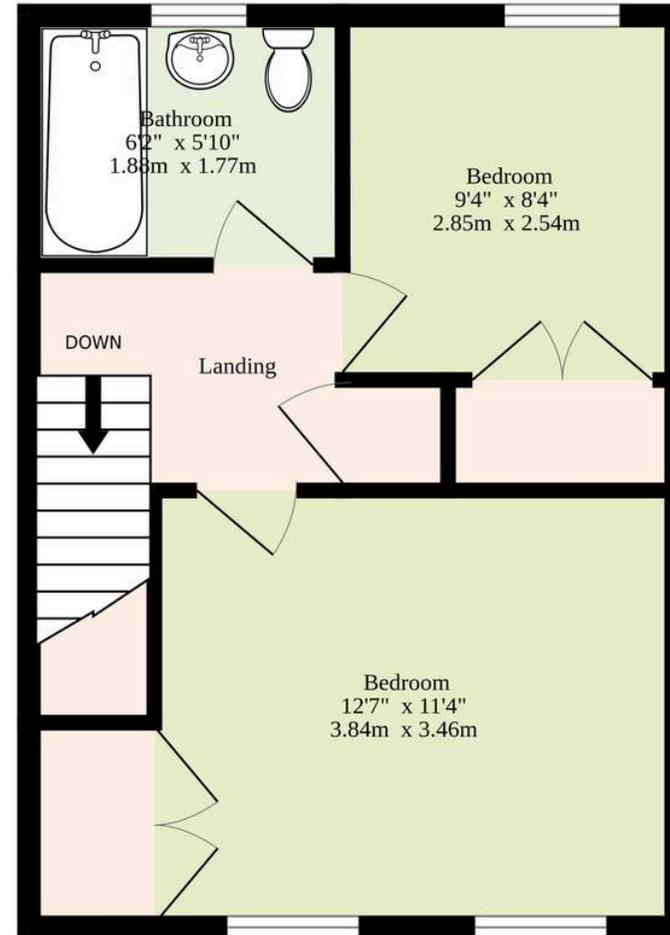


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 

Ground Floor
366 sq.ft. (34.0 sq.m.) approx.



1st Floor
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA : 634 sq.ft. (58.9 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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Dreaming of this home? Let's make it a reality



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Meet *Theo*
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