



5 Burns Close, Yaxley

Eye



Minors & Brady

# 5 Burns Close

Yaxley, Eye

A seriously spacious three-bedroom semi that's been opened up to create a standout kitchen-dining hub. The layout flows effortlessly, giving the home a modern, social feel that's perfect for busy family life. Generous room sizes run throughout, with all three bedrooms offering proper double proportions. Practical additions like a downstairs WC, side access, and garage add everyday convenience. The plot is equally impressive, with a tidy garden ready to enjoy and entertain. Parking is a real highlight here, with room for a large number of vehicles, rare for the area. A smart, well-updated home that's ready to move straight into.

- Three-bedroom semi-detached home
- Open-plan kitchen dining space
- Recently fitted modern kitchen
- Spacious sitting room
- Downstairs WC
- Three generous double bedrooms
- Updated bathroom suite
- Garage and useful side access
- Well-kept garden with patio area
- Extensive off-road parking for multiple vehicles





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## 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. Diss 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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## Burns Close, Yaxley

This well-presented three-bedroom semi-detached home in the sought-after village of Yaxley offers generous living space, modern upgrades, and exceptional parking provision, making it an ideal choice for families or those seeking versatile accommodation.

Upon entering the property, you are welcomed by a bright and spacious entrance hall that sets the tone for the rest of the home. The sitting room provides a comfortable and inviting space to relax, enhanced by natural light and a pleasant outlook. To the rear, the property has been thoughtfully reconfigured to create a stunning open-plan kitchen dining room.

Recently fitted with a contemporary kitchen suite, this impressive space is perfect for both everyday living and entertaining, offering ample room for dining and socialising.

Additional ground floor benefits include a practical side lobby, a useful store room, and a convenient downstairs WC, adding to the functionality of the home. The integral garage provides further storage or potential for conversion (subject to permissions), while also complementing the extensive parking available.

Upstairs, the property boasts three well-proportioned double bedrooms, each offering comfortable accommodation with space for furnishings. The family bathroom has been updated with a modern suite, and the home also benefits from new carpets throughout, creating a fresh and move-in-ready feel.



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Externally, the property sits on a well-maintained plot featuring a generous garden, mainly laid to lawn with a patio area ideal for outdoor dining and relaxation.

One of the standout features of this home is the exceptional off-road parking, with space available for multiple vehicles potentially accommodating up to ten cars, making it perfect for households with several drivers or visitors.

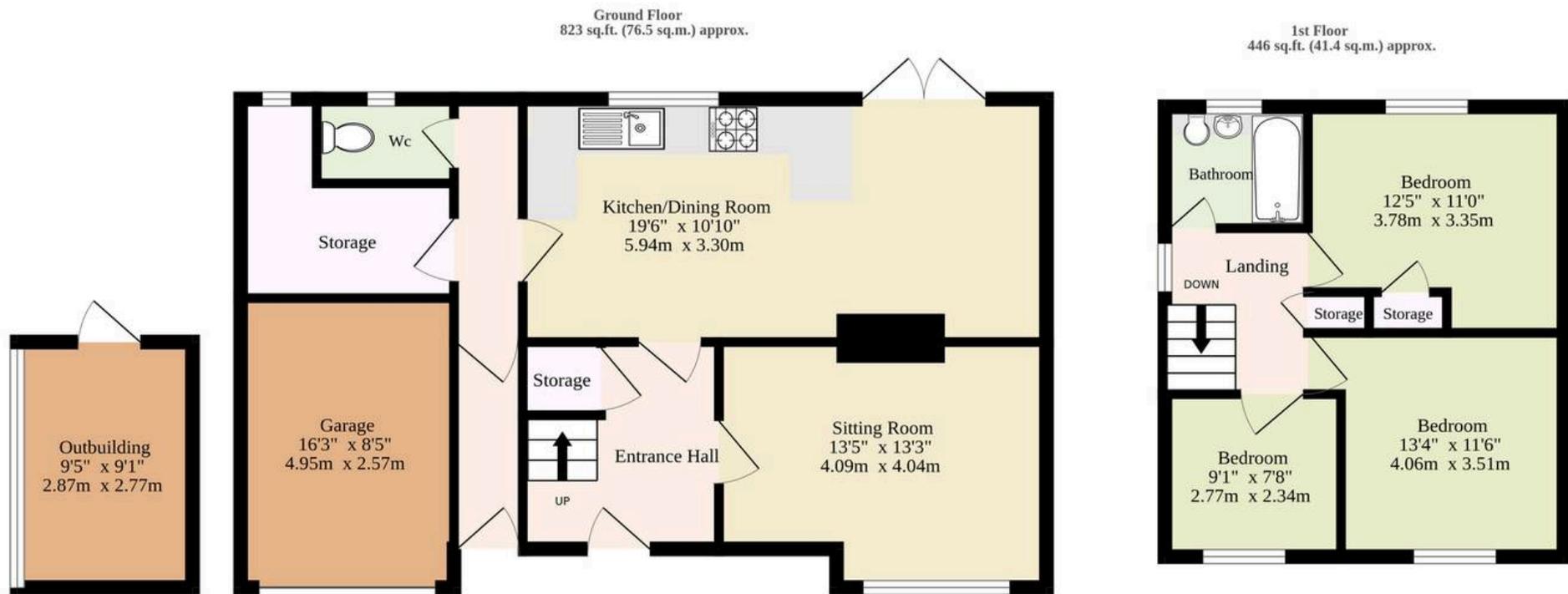
Overall, this extended and upgraded home combines space, style, and practicality in a desirable location, offering a rare opportunity to acquire a property with such extensive parking and modern open-plan living.

### Agents Note

This property will be sold freehold and connected to oil-fired heating, alongside mains water, electricity, and drainage.



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Including Outbuildings

**TOTAL FLOOR AREA : 1269 sq.ft. (117.9 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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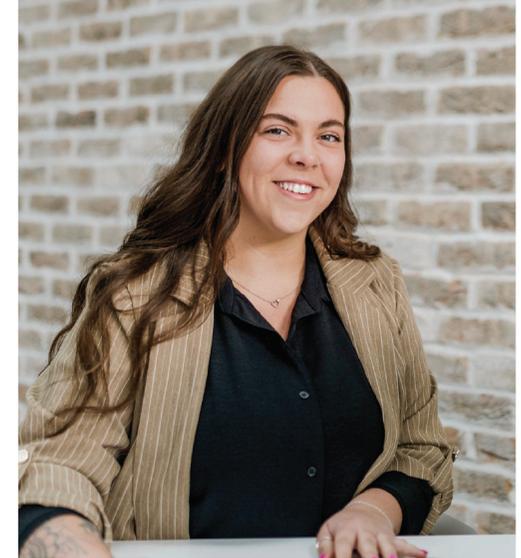
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