



Cherry Blossom Cottage Mellis Road, Yaxley

Eye



Minors & Brady

Cherry Blossom Cottage Mellis Road

Yaxley, Eye

A well-placed cottage that lends itself naturally to an easy, enjoyable way of living, this home offers the kind of setting where everyday routines feel effortless. With a bright interior, a sociable kitchen opening straight onto the garden and two comfortable bedrooms upstairs, it's a property that suits both quiet evenings in and weekends spent hosting friends. The converted garage provides a dedicated space for work or hobbies, while the village location places you close to countryside walks, local amenities and the characterful town of Eye. It's a home that invites you to settle in and make the most of life in this sought-after corner of Suffolk.

Agents Notes

Freehold

Connected to mains water, electricity and drainage.

Oil fired central heating.



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Cherry Blossom Cottage Mellis Road

Yaxley, Eye

- Semi-detached cottage positioned down a popular road in the Suffolk village of Yaxley, moments away from the town of Eye
- Suitable choice for first-time buyers or investors, looking for a well-presented property
- Spacious living room that is filled with natural light, with a modern feature fireplace
- Kitchen/dining room that creates an effortless flow for everyday living and hosting, with French doors that open out to the garden
- Kitchen is fitted with modern units, an integrated oven, space for a tall fridge/freezer, a dishwasher and washing machine
- Two double bedrooms offering comfort and privacy, both complemented by built-in wardrobes
- Family bathroom comprising of a three-piece suite, including a freestanding bathtub, a hand wash basin and a toilet
- A private, maintained garden featuring a patio for seating and a laid to lawn
- Low-maintenance frontage, off-road parking and a garage that has been converted into a home office
- Easy access to essential amenities



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Cherry Blossom Cottage Mellis Road

Yaxley, Eye

Yaxley

Mellis Road sits on the quiet edge of Yaxley, a small Suffolk village just outside Eye, and its appeal comes from that blend of countryside calm and easy access to everyday essentials. The road is surrounded by open fields, big skies and a network of footpaths leading towards Mellis Common, giving the area a naturally relaxed, outdoors-friendly feel. It's the kind of setting where you can enjoy space, greenery and slower living without feeling cut off.

For practicalities, Eye is only a short hop away and covers the basics with independent shops, cafés and the East of England Co-op for groceries. For fuller supermarket choice, residents typically head to Diss, where Tesco Superstore, Morrisons and ALDI are the closest large options. It keeps weekly shopping simple while still allowing for variety.

Families are well placed too. Mellis Primary School is very close to Mellis Road, and Yaxley & Mellis Pre-School sits within the village. Eye adds further schooling choices as children move up, all within an easy drive.

Transport links are straightforward for a rural location. The A140 connects quickly to both Ipswich and Norwich, and Diss railway station offers direct services to London Liverpool Street, making commuting or day trips manageable. The surrounding lanes are also popular for cycling and walking, adding to the lifestyle appeal.



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Yaxley, Eye

A semi-detached cottage set along a well-regarded road in the Suffolk village of Yaxley, this well-presented home offers an appealing opportunity for first-time buyers or investors seeking a property that is ready to enjoy. With the nearby town of Eye just moments away, it sits within a setting that balances village life with everyday convenience.

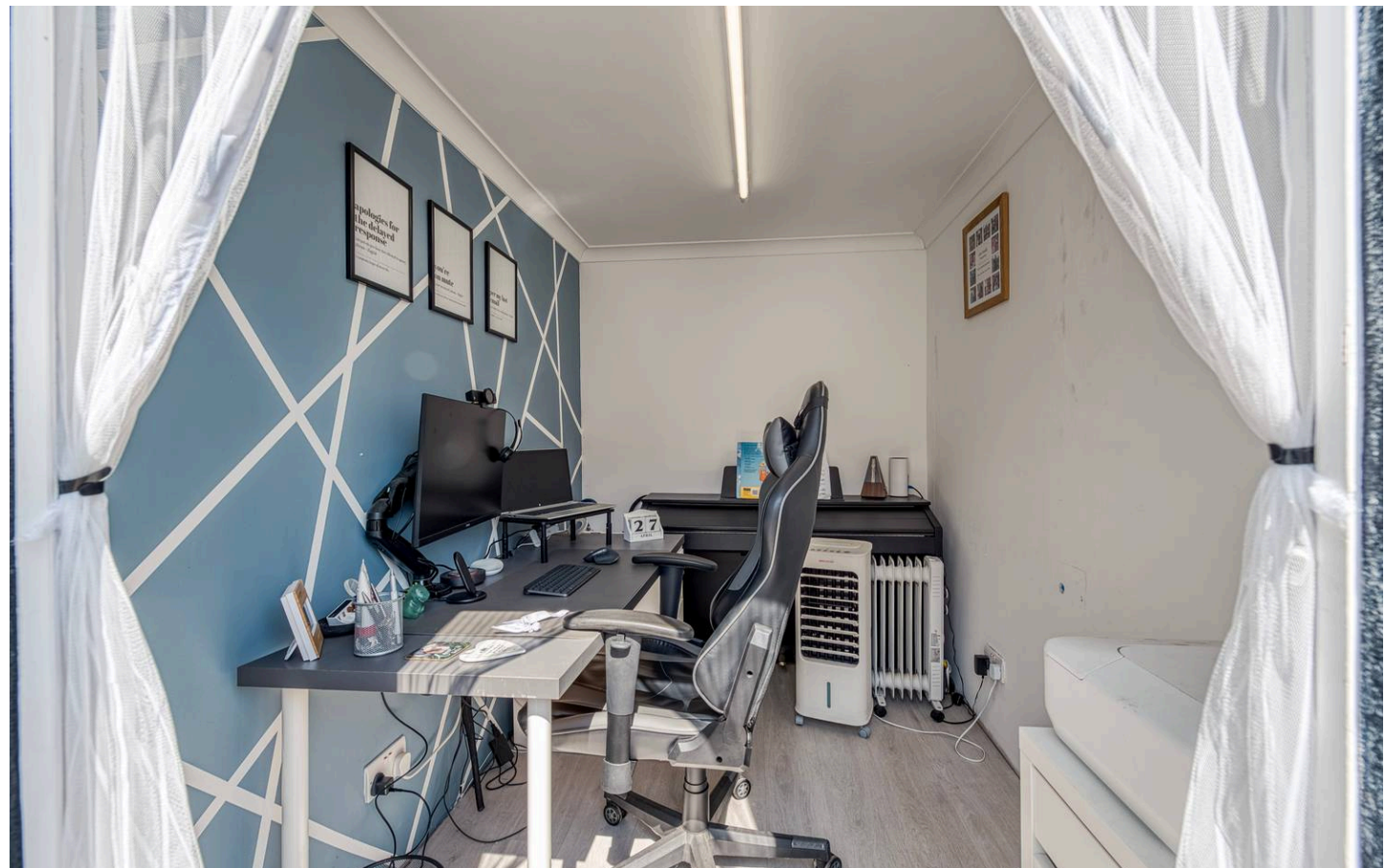
The entrance hall provides a warm introduction to the interior, bright and inviting, with a useful WC positioned to one side. The living room is a generous and comfortable space, enhanced by natural light and a modern feature fireplace that adds a focal point to the room.

To the rear, the kitchen/dining room forms a sociable hub for daily life. Modern units, an integrated oven and dedicated spaces for essential appliances ensure practicality, while French doors open directly onto the garden, creating an easy connection between indoors and out.

Upstairs, two double bedrooms offer a sense of privacy, each benefiting from built-in wardrobes. The family bathroom is fitted with a three-piece suite, including a freestanding bathtub that lends a refined finish to the space.

The rear garden is neatly maintained, with a patio for outdoor seating and a lawn that keeps upkeep simple. The frontage is similarly low-maintenance, and the property also provides off-road parking. The garage has been converted into a home office, offering a valuable additional space for work or hobbies.

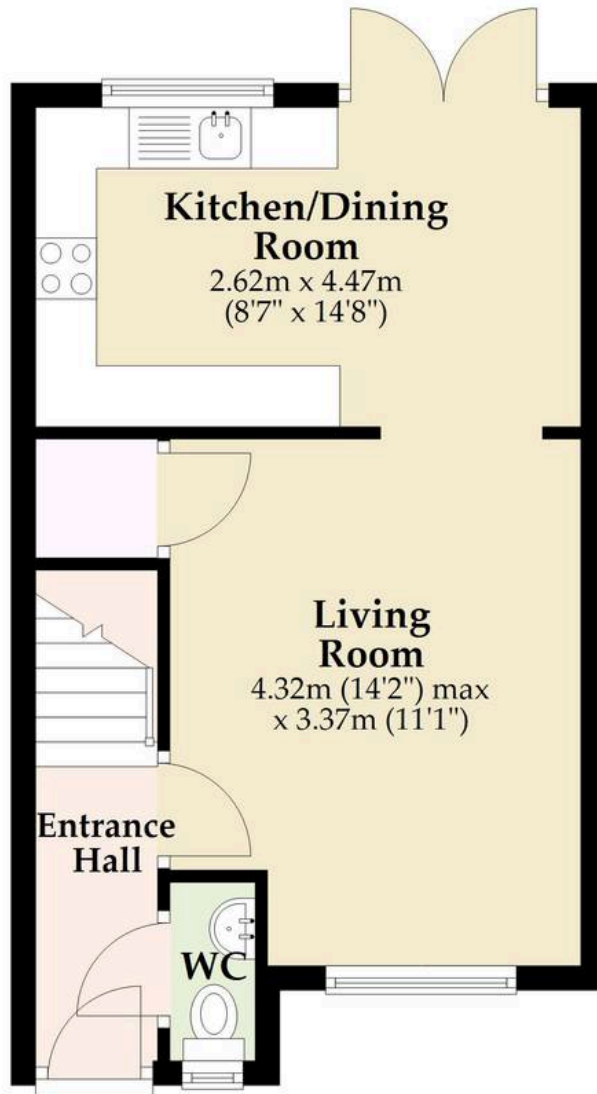
Altogether, this is a well-considered home in a sought-after Suffolk location, offering comfort, practicality and a setting that will appeal to a wide range of buyers.



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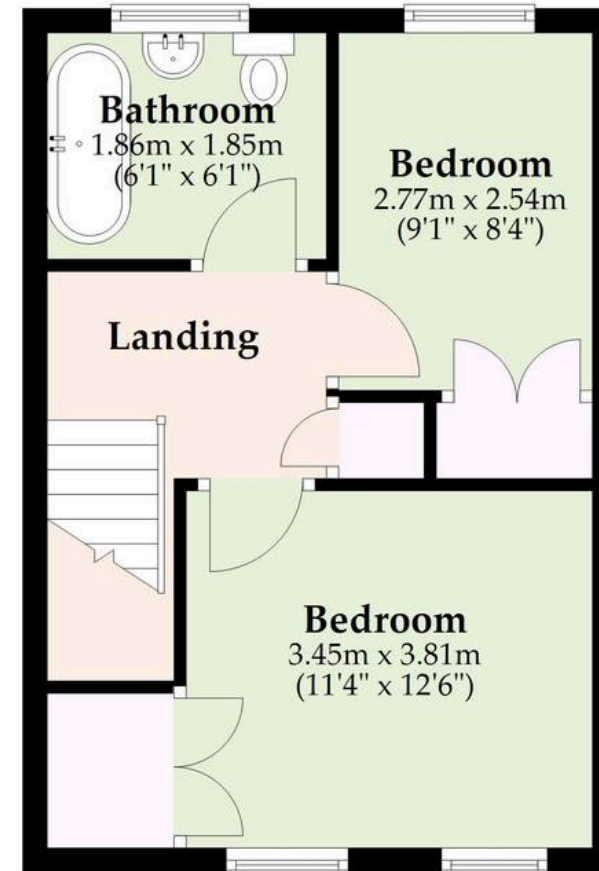
Ground Floor

Approx. 35.5 sq. metres (381.7 sq. feet)



First Floor

Approx. 34.3 sq. metres (369.1 sq. feet)



Total area: approx. 69.8 sq. metres (750.8 sq. feet)

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.

Plan produced using PlanUp.

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