



4 Leeper Close, Mellis

Eye



Minors & Brady

Set within a small, thoughtfully designed development in the village of Mellis, this elegant four-bedroom detached home offers modern living with real presence and charm. Built to high thermal standards, it benefits from an air source heat pump and underfloor heating, creating a home that is both comfortable and economical year-round. The exterior combines varied red brickwork with a generous driveway and double garage, giving the property a timeless, high-quality feel. Inside, light and well-proportioned rooms flow beautifully, from the welcoming sitting room with feature fireplace to the impressive open-plan kitchen, dining and family space at the heart of the home. Bi-fold doors open onto a large patio and garden, perfect for entertaining or relaxed family living. Upstairs, four spacious bedrooms are complemented by two en-suites and a stylish family bathroom. Overall, this is a beautifully balanced home, offering space, efficiency and flexibility in a peaceful village setting.

- Located within a small, thoughtfully designed development in the sought-after village of Mellis
- Modern, energy-efficient build with air source heat pump and underfloor heating
- Striking exterior with varied red brickwork and elegant, timeless styling
- Generous gravel and brick driveway with parking for multiple vehicles
- Double garage with electric roller doors, power, lighting and garden access
- Spacious and flexible accommodation, including a separate study/home office
- Impressive open-plan kitchen, dining and family room with bi-fold doors to the garden
- High-quality Howdens kitchen with quartz worktops and integrated AEG appliances
- Four well-proportioned bedrooms, including two en-suite shower rooms
- Large rear garden with patio ideal for entertaining and family life





M&B

4 Leeper Close

Mellis, Eye

The Location

This charming property is situated in the highly sought-after village of Mellis, adjoining Yaxley, on the north Suffolk borders and set within the picturesque Waveney Valley countryside. Mellis offers the perfect blend of rural tranquillity and convenient access to nearby towns, making it ideal for families and those seeking a peaceful yet connected lifestyle.

Education is a key highlight for families, with the village being home to the highly regarded Mellis Church of England Primary School. For older children, the nearby Hartismere School in Eye provides secondary education and a broad range of extracurricular opportunities. Eye itself is approximately 3 miles away, offering a vibrant historic market town offering an excellent range of amenities, including supermarkets, independent shops, cafés, restaurants, banks, healthcare services, and leisure facilities, ensuring residents have everything they need close to home.

Just 5 miles to the north, the larger market town of Diss provides a wider array of shopping, dining, and cultural options. Its mainline railway station offers direct services to London Liverpool Street and Norwich, making commuting or day trips straightforward and convenient.

The surrounding Waveney Valley countryside is ideal for walking, cycling, and enjoying the region's natural beauty. Mellis's combination of scenic rural surroundings, excellent local schools, and proximity to the amenities and transport links of Eye and Diss provides a truly balanced and desirable lifestyle in north Suffolk.



M&B

4 Leeper Close

Mellis, Eye

Leeper Close, Mellis

Set within a small, well-considered development in the village of Mellis, this four-bedroom detached family home combines modern construction with a confident, elegant presence.

The property is very thermally efficient, benefitting from modern build standards, including an air source heat pump and underfloor heating, helping to ensure comfortable, economical living throughout the year. Externally, the house enjoys a commanding appearance, with varied red brickwork lending a timeless and high-quality feel that sits comfortably within its surroundings.

Approached via a substantial gravel and brick driveway providing parking for at least six vehicles, the house also benefits from a double garage with two electric roller doors, power, lighting and a personal door to the garden.

To the rear, a large patio and generous garden space create an ideal environment for outdoor dining, entertaining, and day-to-day family life, with ample room for children and pets to enjoy safely.

Entering the home, a welcoming entrance porch leads through to a spacious entrance hall, centred around a staircase with a large under-stairs cupboard. From here, access is provided to a cloakroom with hand wash basin and WC, along with a study, ideal for home working, hobbies or use as a playroom. Flooring flows through the ground floor, complemented by oak-faced internal doors with chrome lever handles, adding a cohesive and contemporary finish.



4 Leeper Close

Mellis, Eye

The main sitting room is a generous, well-proportioned space, featuring an open brick fireplace with an oak beam and inset multi-fuel stove, creating a natural focal point. Bi-fold doors open directly onto the patio, drawing in natural light and allowing a seamless connection between house and garden. To the rear of the property sits the kitchen, dining and family room, a true hub of the home.

This space is extensively fitted with the Howdens Fairford range, featuring grey shaker-style cupboards, quartz work surfaces, and a comprehensive selection of integrated AEG appliances, including induction hob, ovens, combi microwave, dishwasher and fridge freezer. Further bi-fold doors enhance the flexibility of the room, making it equally suited to day-to-day family living and larger gatherings.

A well-equipped utility room sits alongside, offering extra storage, worktop space and a side entrance door.

Upstairs, the property continues to deliver excellent accommodation. The spacious landing includes a built-in cupboard and leads to four well-balanced bedrooms. The principal bedroom benefits from an en-suite shower room with corner shower, fitted basin with storage, WC, heated towel rail and skylight window.

Bedroom two also enjoys the advantage of its own en-suite shower room, while bedrooms three and four are served by a main family bathroom, fitted with a bath, separate shower cubicle, basin with drawers below and WC.

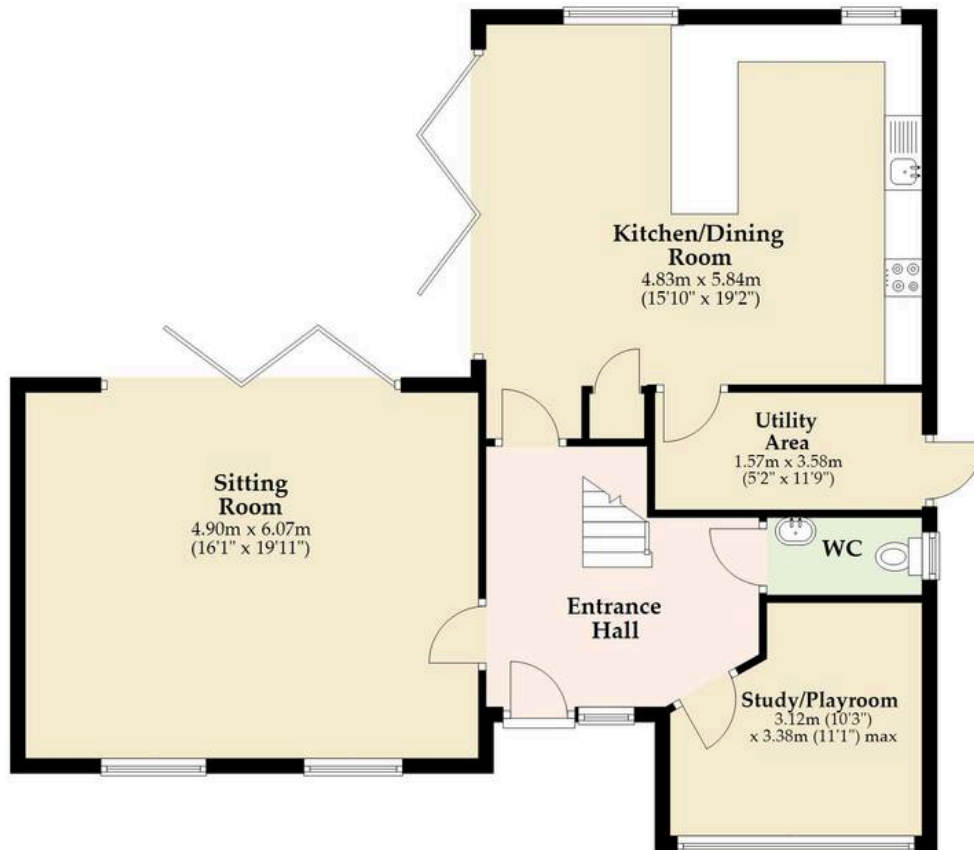
Agents Note

This property will be sold freehold & connected to air-source heat pump, mains water, electricity and drainage.



Ground Floor

Approx. 99.6 sq. metres (1072.2 sq. feet)



First Floor

Approx. 74.4 sq. metres (801.1 sq. feet)
(excluding Bathroom)



Total area: approx. 174.0 sq. metres (1873.3 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.

Dreaming of this home? Let's make it a reality



Meet *Nicola*
Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

Minors & Brady
Your home, our market

 diss@minorsandbrady.co.uk

 01379 771444

 46-47 Mere Street, Diss, IP22 4AG

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk