



11 Cherry Tree Close, Yaxley

Eye



Minors & Brady

# 11 Cherry Tree Close

Yaxley, Eye

There's a certain ease to life in this home, the kind that comes from having spaces that feel instantly comfortable, a garden that draws you outside on bright days, and a layout that supports both the lively moments and the quieter ones. It's a place where mornings begin with sunlight filtering through the living areas, where the kitchen becomes the natural heart of the day, and where every room feels ready to be enjoyed. The interiors are modern and well cared for, offering a sense of freshness throughout, while the south-facing garden and double garage add the practical touches that make daily living run smoothly. Set within an appealing village development and surrounded by the character and countryside of this part of Suffolk, it's a home that invites you to imagine not just living here, but settling into a lifestyle that feels genuinely rewarding.

## Agents Notes

Freehold

Connected to mains water, electricity and drainage.

Oil central heating.



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- Detached residence down a small close within an attractive, niche development, in the Suffolk village of Yaxley
- Bright, airy accommodation with a modern finish throughout
- Spacious sitting room with an open fireplace, stylish panelling and French doors into the dining room, creating an effortless flow
- High-quality kitchen with a full-range of integrated appliances, leading into a practical utility room
- Dedicated office for home working and a convenient ground-floor WC
- Four lovely-sized bedrooms including a principal bedroom with a private en-suite shower room
- South-facing rear garden, enclosed and thoughtfully landscaped
- Double garage with electric doors and a driveway for off-road parking
- Situated in Yaxley, close to Mellis Primary (Outstanding), Hartismere School, local pubs, Diss supermarkets and rail links to Norwich and London



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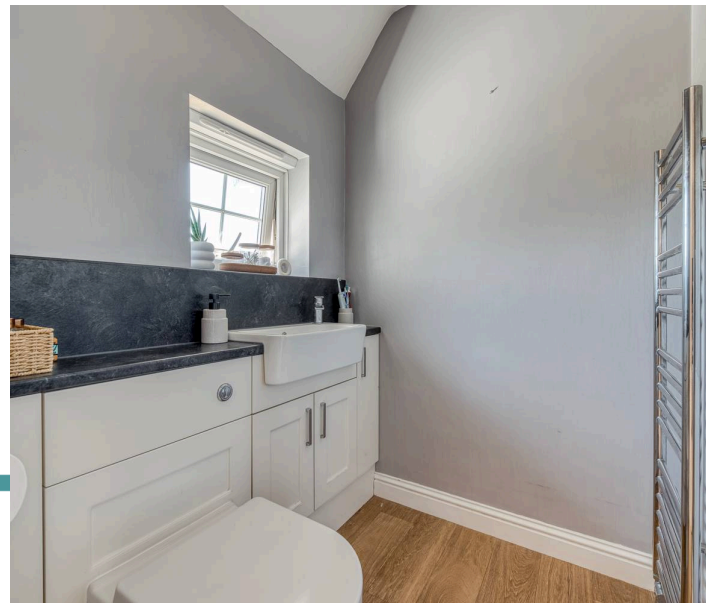
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Yaxley, Eye

Yaxley

Cherry Tree Close sits in a peaceful corner of Yaxley, a small Suffolk village surrounded by open countryside and quiet lanes, giving it a calm, rural feel while still being connected to everyday essentials. Yaxley itself offers a friendly, low-key community with a village hall, church and easy access to walking routes across farmland and woodland. The village adjoins Mellis, known for its large common, nature-rich footpaths and its well-regarded Mellis Primary School, which holds an Outstanding Ofsted rating. Mellis also has a traditional pub, adding another local spot within a short distance.

For day-to-day shopping, the closest supermarkets are in Eye (Co-op) and Diss (Tesco, Morrisons, Aldi and Lidl), all within a straightforward drive. Hartismere School in Eye is a consistently strong secondary option. Transport links are practical for a rural setting: Diss railway station is the nearest major connection, offering direct services to Norwich and London Liverpool Street, while the A140 and A143 provide simple road routes across Suffolk and into Norfolk. The overall lifestyle here leans toward space, nature and a slower pace, with the convenience of market towns and transport connections close enough to keep daily life running smoothly.



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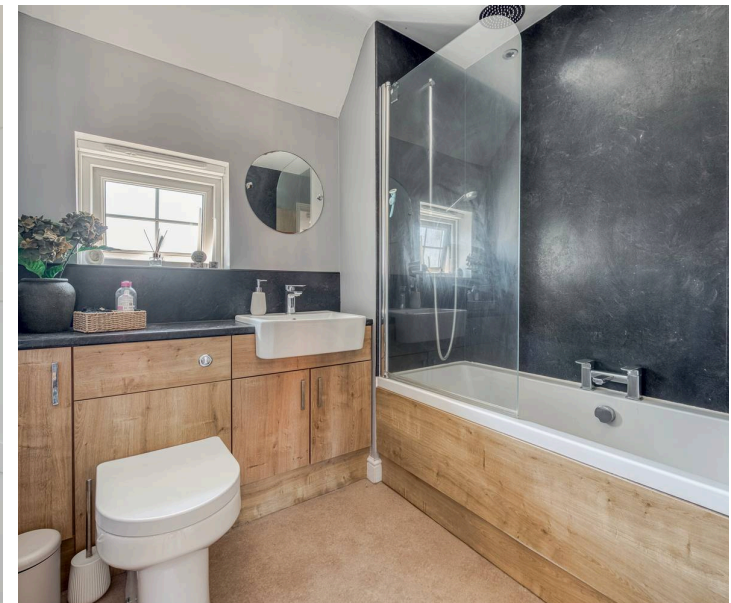
# 11 Cherry Tree Close

Yaxley, Eye

Tucked quietly at the end of a small close within an attractive, niche development, this beautifully presented detached home offers a calm, contemporary way of living in one of north Suffolk's most characterful villages. With most neighbouring homes arranged around a generous green, the setting feels both established and community-minded, while the property itself enjoys a more private, tucked-away position.

Inside, the house has a wonderfully bright and airy feel, with each room thoughtfully maintained to create a modern, welcoming environment. The main sitting room is a particularly inviting space, centred around an open fireplace that brings warmth and atmosphere on cooler evenings. French doors open through to the dining room, and another set lead directly out to the garden, allowing the ground floor to flow effortlessly, ideal for relaxed family living and easy entertaining.

The kitchen is set apart as a stylish and highly functional hub of the home. High-quality cabinetry, a full range of integrated appliances, and a clean, contemporary finish make it a pleasure to cook and gather in. From here, the space flows naturally into the utility room, designed with practicality in mind and offering additional storage along with plumbing for laundry appliances. It's a thoughtful extension of the kitchen that keeps the day-to-day running of the home neatly organised.



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A separate study located off the spacious and inviting entrance hall, provides a quiet corner for home working or reading, while a cloakroom completes the ground floor.

Upstairs, the four bedrooms are arranged to give everyone their own sense of space. The principal bedroom enjoys the privacy of its own en-suite, while the remaining rooms are served by a modern family bathroom. Everything feels considered, comfortable, and ready to move straight into.

The property sits back from the road behind a private driveway leading to a double garage with electric doors and useful storage above. The rear garden is a real highlight: south-facing, enclosed, and beautifully tended, it offers a peaceful retreat throughout the seasons. A pergola draped with wisteria creates a charming transition between house and garden, a lovely spot to relax in the sunshine or host summer BBQs with loved ones.



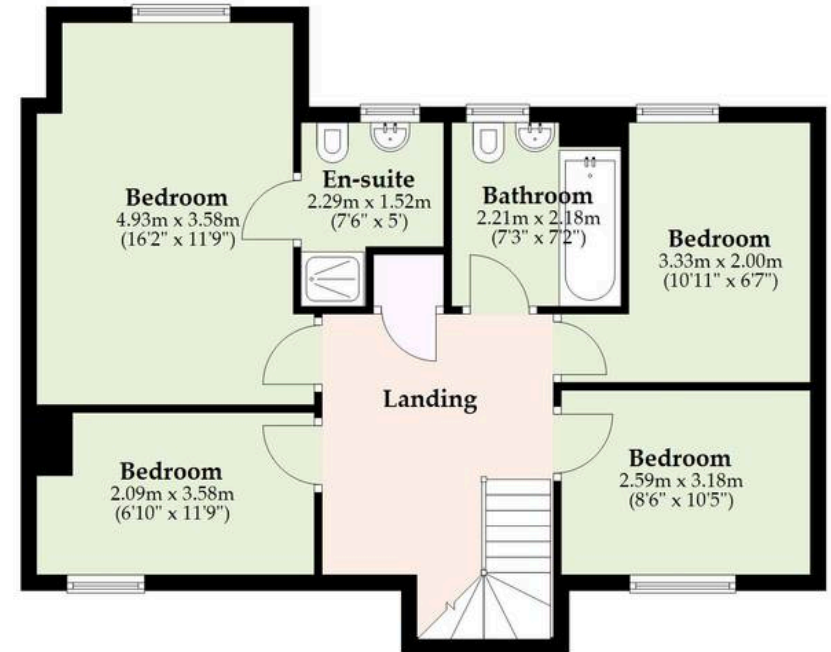
### Ground Floor

Approx. 90.4 sq. metres (973.0 sq. feet)



### First Floor

Approx. 62.7 sq. metres (674.4 sq. feet)



Total area: approx. 153.1 sq. metres (1647.4 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



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