



3 Yaxley Road, Mellis

Eye



Minors & Brady

Spacious, versatile and set in a stunning village position, this impressive home offers flexible living with outstanding potential. Extending to over 1,400 sq ft, the property provides generous accommodation ideally suited to family life or multi-generational living. The ground floor features multiple reception areas alongside a well-equipped kitchen, creating a practical and adaptable layout. A self-contained annex adds further flexibility, perfect for independent living or guest space. Upstairs, five well-proportioned bedrooms are served by a family bathroom, all enjoying pleasant rural outlooks. With extensive off-road parking and gardens to both front and rear, this is a unique opportunity in a desirable countryside setting.

- Substantial semi-detached property offering over 1,400 sq ft of versatile living accommodation
- Highly flexible layout ideal for family living or multi-generational occupancy
- Self-contained annex-style accommodation with its own living space, bedroom and shower room
- Five well-proportioned first-floor bedrooms, with the majority being generous double rooms
- Multiple reception areas including a bright dual-aspect sitting room and separate dining room
- Well-equipped kitchen providing ample storage and workspace for everyday living
- Family bathroom serving the first floor alongside additional ground floor shower facilities
- Generous plot with enclosed gardens to both the front and rear, mainly laid to lawn
- Extensive driveway accessed via gated entry providing ample off-road parking for multiple vehicles
- Attractive village position overlooking open common land with countryside views to the rear





M&B

3 Yaxley Road

Mellis, Eye

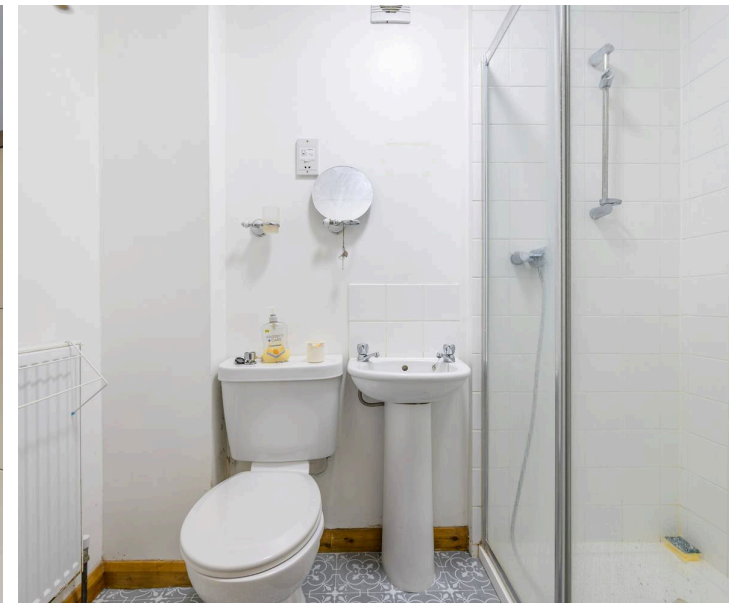
The Location

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

3 Yaxley Road

Mellis, Eye

Yaxley Road, Mellis

This substantial and significantly extended semi-detached home offers over 1,400 sq ft of versatile living space, set within a highly desirable village position with attractive views to both the front and rear.

Occupying a generous plot, the property enjoys a peaceful setting overlooking open common land, while also benefitting from far-reaching countryside views beyond, creating a perfect balance of rural outlook and practical living.

Internally, the property has been thoughtfully enhanced to provide flexible accommodation across two floors, making it ideal for larger families or those seeking multi-generational living. The ground floor offers a variety of reception spaces, including a bright dual-aspect sitting room and a separate dining room which connects through to the kitchen. The kitchen itself provides ample storage and workspace, supporting everyday family life.

A standout feature of the home is the self-contained annex-style accommodation on the ground floor, which includes its own living space, bedroom and shower room. This area is perfectly suited for independent living, guest accommodation or workspace, while still offering the ability to be incorporated back into the main home if desired.



M&B

3 Yaxley Road

Mellis, Eye

Upstairs, the property continues to impress with five well-proportioned bedrooms, the majority being comfortable doubles, all enjoying pleasant outlooks. A family bathroom serves this level, ensuring practicality for busy households.

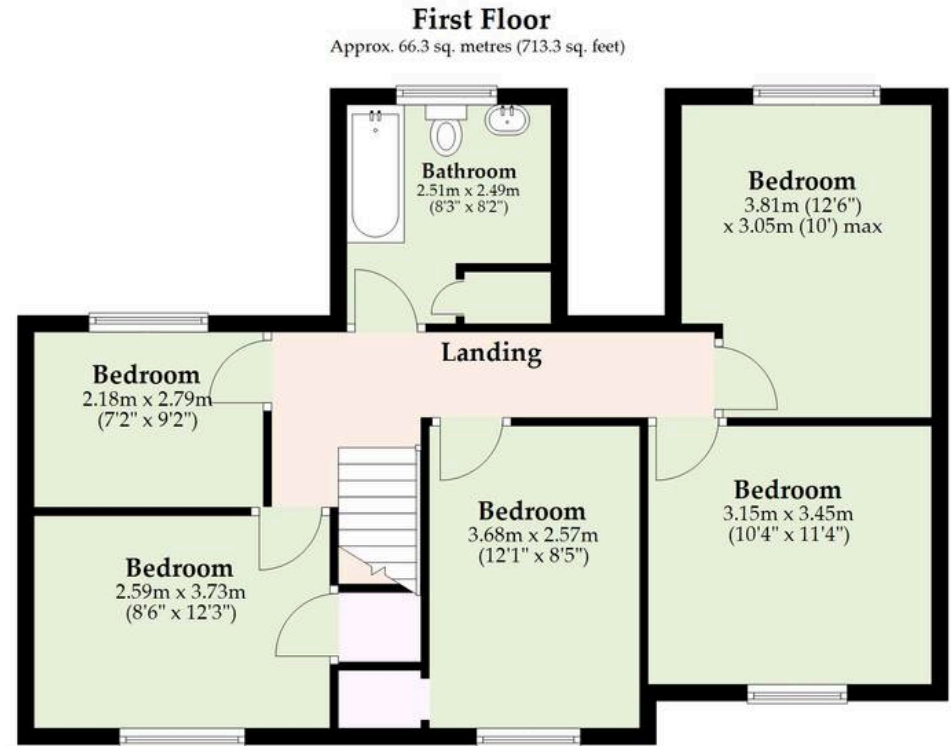
Externally, the home sits on a generous plot with gardens to both the front and rear, primarily laid to lawn and enclosed for privacy. A gated entrance leads to a substantial driveway, providing extensive off-road parking and enhancing the overall sense of space and accessibility.

Positioned within a well-regarded village setting, the property offers a strong sense of community alongside access to local amenities, schooling and surrounding countryside. This is a rare opportunity to acquire a spacious and adaptable home in a picturesque and well-connected location, offering both immediate comfort and long-term flexibility.

Agents Note

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





M&B

Total area: approx. 138.8 sq. metres (1493.8 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.

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 St, Diss, IP22 4AG

BURY ST. EDMUNDS | 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