



Property Description

SITUATION

Found upon a small, quiet and individual close, the property sits upon a spacious plot set back off the road enjoying a tranquil position to the rear. Burns Close comprises a mixture of individually built properties surrounded by the open countryside to the west of Yaxley. This pretty and unspoilt village was by-passed a number of years ago and still retains the benefit of a local public house, fine church and community hall. The adjoining village of Mellis has the benefit of a public house also and outstanding Ofsted rated schooling, (the Agent also advises the property is within the Hartismere catchment area). The historic market town of Diss is found some 6 miles to the north and offers an extensive and diverse range of many day to day amenities and facilities along with a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

DESCRIPTION

The property comprises of a three bedroom semi-detached house having been built in the 1990's and of traditional brick and block cavity wall construction under a pitched interlocking tiled roof and having had the benefit of the installation of replacement sealed unit upvc double glazed windows and doors whilst being heated by modern electric radiators installed within the last couple of years or so. Throughout the property is presented in an excellent decorative order offering a good deal of versatile living space having well-proportioned rooms and in essence with the accommodation stretching in the regions of over 900 sq ft.

EXTERNALLY

The property has the benefit of off-road parking to the front upon a brick weave driveway for 2-3 cars leading up to the house and integral garage, (agents note the garage is not full length and does provide additional useful storage space). The main gardens lie to the rear and are of a most generous size being predominantly laid to lawn and enjoying a westerly aspect taking in all of the afternoon and evening sun backing onto open rural fields giving pleasing views. Abutting the rear of the property is a raised decking area creating an excellent space for alfresco dining adjacent to a timber clad shed.

The rooms are as follows

ENTRANCE HALL: 3' 1" x 5' 10" (0.96m x 1.78m) Access via a upvc double glazed frosted door to front, good space for shoes and coats etc. Secondary door giving access through to the reception room.

RECEPTION ROOM: 11' 5" x 13' 9" (3.50m x 4.20m) With window to the front aspect. Oak flooring flowing through. Secondary door giving access through to the kitchen/diner. Stairs rising to first floor level.

KITCHEN/DINER: 9' 8" extending to 11'1" x 23'7" (2.97m extending to 3.40 x 7.21m). Found to the rear aspect of the property and having views and direct access onto the rear gardens and fields beyond. The kitchen offers an extensive range of wall and floor unit cupboard space with oak work

surfaces, integrated appliances with four ring electric touch hob with extractor above, fitted double oven to side, inset one and a half bowl sink with drainer and mixer tap. Oak flooring flowing through.

FIRST FLOOR LEVEL:

LANDING: 2' 10" x 17' 9" (0.88m x 5.43m) With replacement internal doors giving access to the three bedrooms and bathroom. Access to loft space above.

BEDROOM ONE: 11' 6" x 10' 5" (3.52m x 3.18m) With window to the front aspect being a generous double bedroom serving well as the master bedroom. Built-in storage cupboard over stairs to side.

BEDROOM TWO: 11' 5" x 8' 10" (3.49m x 2.70m) With window to the front aspect being another good double bedroom.

BEDROOM THREE: 9' 11" narrowing to 6'9" x 8' 11" narrowing to 5'5" (3.04m narrowing to 2.08m x 2.72m narrowing to 1.66m) With window to the rear aspect enjoying elevated views over the rear gardens and fields beyond.

BATHROOM: 6' 6" x 13' 3" (1.99m x 4.06m) With Velux windows to the rear aspect and comprising of a suite in white with double bath, corner tiled shower cubicle, low level wc and wash hand basin.

OUR REF: 7533

