



Wheelwright Close, Yaxley, Eye

Harrison Edge
Estate Agents

On the market having found somewhere else to buy! An above average, owned since new (2015) semi detached house very nicely improved and maintained and with two parking spaces. The stylish, roomy interior has smart flooring and design touches throughout and is a good home whether starting out or in later life.

- 3 Bedrooms
- Semi Detached House

- En Suite Shower Room
- Cloakroom

- Oil heating & Double glazed
- 2 Parking Spaces

Location

Wheelwright Close is in the centre of the village facing the Mellis Road. The small development of which this property is part, combines with those opposite to complete the residential nature of the setting. The village pub, just along the road on the junction with Old Norwich Road, now offers a popular restaurant facility and is a focal point for the village along with the Village Hall and Parish Church. Just West of the A140, the village is well placed for access to the main arterial road connecting Norfolk and Suffolk. Equally, via neighbouring Mellis, the A143 leads to Bury St Edmunds and the A14. Just across the A140 is the small town of Eye serving everyday needs along with High Schooling to which Mellis Primary school 'feeds'.

Description

This is a superb 3 bedroom semi detached house of surprising and above average proportion and specification was built by Drinkstone Homes, completing in around 2015. Originally benefitting from NHBC certification it has been owned since by the current owner. Both the interior and exterior have not only been particularly well maintained but also improved since. The gardens for example have not long been re-fenced with smart close boarded fencing and gates along with the laying of Indian sandstone surfaces. The neatly trimmed front hedge also now has upgraded post and rail fencing setting off the front of the property and the pathway leading up to the canopy entrance porch and front door. Internally, you will be struck by the layout and proportion with surprises both downstairs and up. Oil fired radiator heating is installed throughout and original timber windows and doors have been replaced (2022) by Stratton Glass

with PVCu double glazed units. To the rear, accessed by the driveway into Wheelwright Close are two side by side parking spaces on a brick weave surface.

Entrance Hall: Creating a good first impression, approached via the partly glazed outer door from the canopy porch outside. Inside, a woodblock laminate floor extends through to the main reception room beyond creating a visual flow. To one side the staircase leads up to the first floor and has cupboard beneath. Coving is notable for being of the ogee style along with stylishly plain skirting boards, architraves and doors throughout. Single radiator with thermostatic valve. Wall mounted central heating thermostat.

Cloakroom: Fitted with a suite comprising pedestal wash basin along with low level wc. Window to the front elevation. Single radiator with thermostatic valve. Marble flagstone effect tiled floor.

Lounge/Dining Room: 18'2" x 16'5" (5.54m x 5m) Measured across widest points, reducing towards the French windows leading outside and which have full height glazed openings either side. A window within the side elevation provides yet more natural light and it is worth noting this house has side windows in addition to those typically found front and rear. 2 Double radiators each with thermostatic valves. Television point etc. Coved.

Kitchen Breakfast Room: 14'8" x 9'1" (4.47m x 2.77m)

Comfortably providing space for a table and chairs and benefitting from windows within both the front and side elevations. Units to one side incorporate woodblock effect worktop across floorstanding cupboard and drawer units including integrated dishwasher, plumbing for washing machine and assorted storage options. Worktop extends around two walls incorporating an Indesit single oven with four ring Induction hob with chimney hood above. To one corner sits the wall mounted oil fired boiler supplying domestic hot water and radiators. Upright fridge freezer space. Clarity installed water softener beneath sink. Double radiator with thermostatic valve. Coved. Recessed ceiling spots. Television and telephone points. Marble flagstone effect flooring.

First Floor Landing: With access to loft space complete with drop down hatch. Airing cupboard set to one side with hot water cylinder and immersion heater. Gallery balustrading.

Bedroom 1: 12'5" x 8'9" (3.78m x 2.67m)

With wide window to the rear elevation. Built-in wardrobe cupboard. Double radiator with thermostatic valve. Coved. Television point. A door leads through to...

En Suite Shower Room: Fitted with a suite comprising pedestal wash basin, low level wc and stylish tiled shower enclosure. Recessed ceiling spots. Stainless finish heated towel rail. Window to the side elevation. Extractor fan. Coved. Marble flagstone effect flooring.

Bedroom 2: *11'5" x 8'9" (3.48m x 2.67m)*

A second 'double' room with yet more storage by way of a matching wardrobe cupboard to that within Bedroom 1. Similarly, a three section window provides an outlook to the front. Double radiator with thermostatic valve. Television and telephone point. Coved.

Bedroom 3: *9'3" x 7'5" (2.82m x 2.26m)*

With window to the rear elevation. Coved. Single radiator with thermostatic valve.

Bathroom: Fitted with a suite comprising p'shape shower bath with shower over, low level wc and pedestal wash basin. Stainless heated towel rail. Extractor fan. Recessed ceiling spots. Marble flagstone effect flooring.

Outside: The house is set back from the road behind a neat well established hedge with post and rail outer fencing. An Indian sandstone pathway leads to the front entrance door and canopy porch and continues around to the rear via a side gate. Boundary fencing alongside and enclosing the rear space is only recently installed and replaces the original boundary finishes. Likewise, the smart sandstone paving culminates in a paved garden space decorated with raised and ground level beds around the outside. A Garden Shed will remain and sits nicely tucked out of the way alongside the house. A rear gate leads to two side by side PARKING SPACES laid with a durable brick paved surface and approached via the shared Wheelwright Close drive for which the users each contribute to its maintenance should it be required. Outside power points. Oil storage tank. Outside lights. Outside tap.

Services: The vendor has confirmed that the property benefits from mains water, electricity and drainage. Hard wired Fibre Broadband.

Mobile & Broadband: OfCom Mobile & Broadband Checker - paste the following link into your browser:

<https://www.ofcom.org.uk/mobile-coverage-checker>

Flood Risk: For Flood Risk information paste the following Link into your Browser:

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Wayleaves & Easements: The property is sold subject to and with all the benefit of all wayleaves, covenants, easements and rights of way whether or not disclosed in these particulars.

Important Notice: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Harrison Edge has no authority to make or give in writing or verbally any representations or warranties in relation to the property. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all the necessary planning, building regulation or other consents. Harrison Edge have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting any property.

Postal Address: 3 Wheelwright Close, Yaxley, Eye, IP23 8GA

Local Authority: Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich IP1 2BX. Telephone: 0300 123 4000

Council Tax: The property has been placed in Tax Band C.

Tenure & Possession: The property is for sale freehold with vacant possession upon completion.

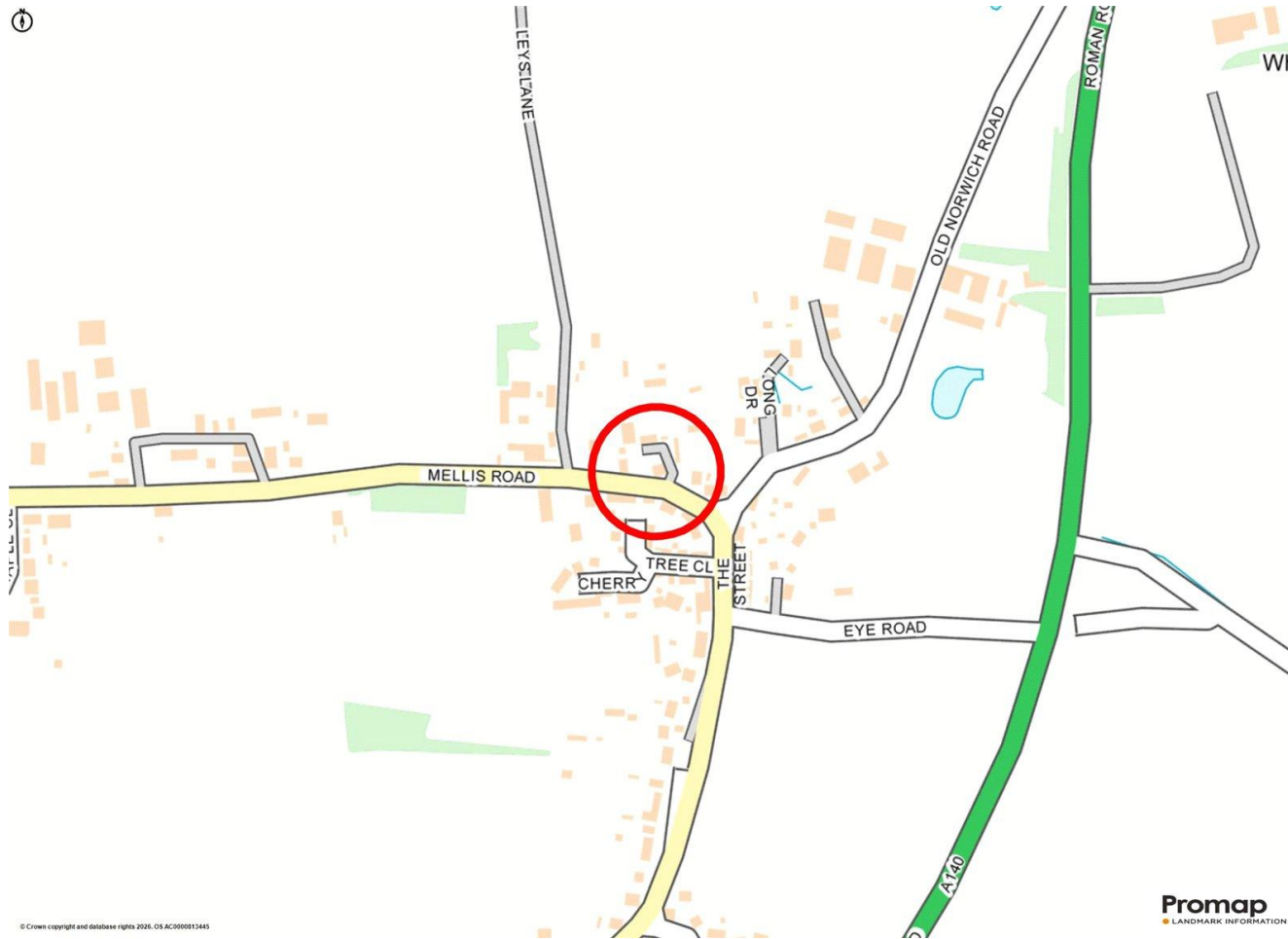
Fixtures & Fittings: All items normally designated as fixtures & fittings are specifically excluded from the sale unless mentioned in these particulars.

Identification Verification: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity. A fee of £30 inclusive of VAT applies to each Vendor/Purchaser via our preferred ID Verification partner, Verify365.

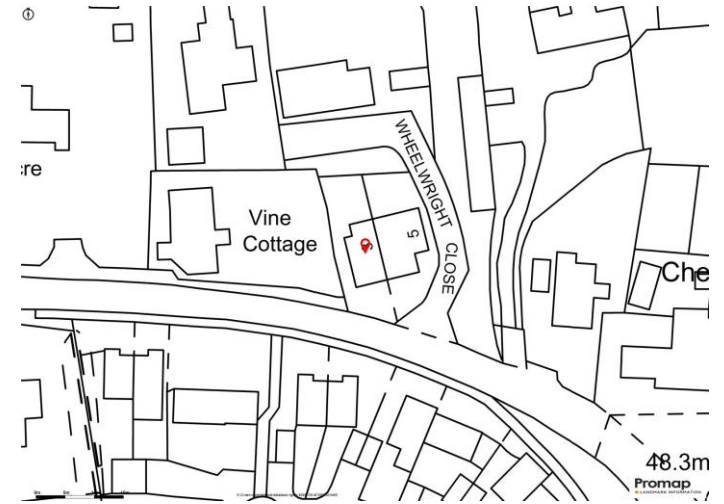
Viewing: By prior telephone appointment with the vendors agent Harrison Edge T: +44 (0)1379 871 563

Directions

3 Wheelwright Close is easily found alongside the village through road whether turning off the A140 or A143 via Mellis.

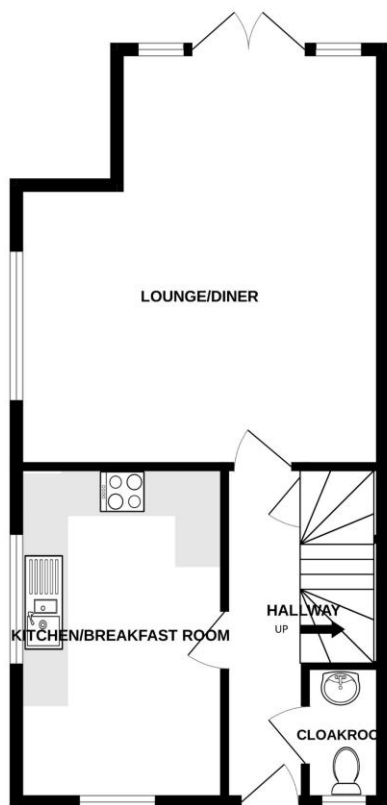


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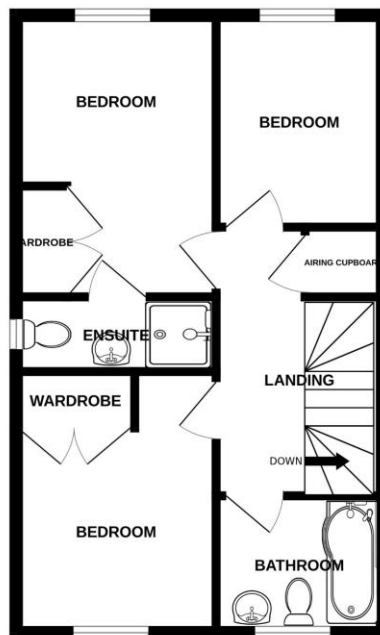


Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
503 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 937 sq.ft. (87.0 sq.m.) approx.

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.
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