



Yaxley Road, Mellis

Harrison Edge
Estate Agents

Sitting nicely back from the road behind its own parking area, this attractive Victorian 2 bedroom house forms the end section of an interesting short row, all being very different to each other but with matching 'Suffolk White' bricks. Well improved by the current owners, this well presented period home now features oil fired radiator heating, double glazing and hard wired Fibre Broadband.

- 2 Bedrooms
- Social Kitchen Dining Space
- First Floor Bathroom
- En Suite space – currently an Office
- Off road parking
- Hard wired Fibre Broadband

Location

Poplar Cottage sits at the eastern end of this interesting Victorian row of village houses, on the edge of Mellis Common - the largest unfenced area of Common land in England. The village Primary School is next door should it be needed as this is a great first home for those looking for something with age and character. The village continues to tick along very nicely as it has always done with a real community spirit. A Village Hall, Railway Tavern pub, Parish Church, Bus Stop along with a football and cricket pitch ensure there is something for the majority of people. The village sits midway between the A140 and A143 ensuring good road links to the wider area along with neighbouring Eye now more easily accessible across the A140 thanks to a roundabout at Yaxley.

Description

This Victorian end of terrace house forms the end section of an attractive short row of houses constructed in a Suffolk White brick as opposed to the more typical red version. This makes a striking difference and sets them apart from the majority. I have known this property professionally for over 30 years and can say it has never looked in such nice order and now benefits from a number of improvements carried out by the current owners. Oil fired radiator heating is now in situ along with an additional door inserted which connects the social kitchen dining space with the garden terrace and outdoor entertaining area. Equally, the upstairs has been modified to now provide two bedrooms, the Master bedroom benefitting from an en suite space currently used as an Office but also suitable as a Dressing Room. Notably and importantly, the bathroom is also found upstairs and with each bedroom, found off a comfortable landing space. Outside,

the main garden space enjoys a high degree of privacy and contains a particularly good size workshop building along with potting shed and greenhouse.

Entrance Hall: From the front entrance door and canopy porch, the initial entrance area has a straight staircase heading upstairs along with panel doors off to either side. Both the ground and first floors benefit from tall ceilings. An attractive oak effect floorboard has been laid throughout the ground floor and 'walks' particularly well. Double radiator within a radiator cover. Other decorative features include cornice, deep skirting boards, brushed steel wall lights and dimmer switch

Sitting Room: *14'11" x 10'11" (4.55m x 3.33m)*

An appealing room with windows to two aspects including a PVCu sash type window to the main garden along with a slim period window to the front providing an outlook towards the Common. A brick fireplace and raised hearth serves as a focal point to the room and has a vented chimney flue. chimneybreast and former fireplace

Kitchen Dining Room: *14'11" x 10'11" (4.55m x 3.33m)*

A matching size room - classic Victorian modelling - again with this smart oak type flooring. Kitchen units extend around two walls providing a good mix of cupboard and drawer storage options including an integrated dishwasher and contemporary ceramic Butler style sink with a Combiphos system fitted beneath. A cream Rangemaster range cooker will remain complete with a matching chimney hood above. A high window above the sink provides additional natural light to that gained

from the insertion of an outer double glazed door replacing an earlier window. The kitchen extends beneath stairs and provides space for an upright fridge freezer and plumbing for a washing machine. The second chimney and fireplace is now adapted with a useful cupboard. The remaining space lends itself well to dining and is well set off by a pew type bench seat along one wall which whilst freestanding may be included in the sale. Single radiator.

First Floor Landing: Having taken the straight stairs from the entrance hall, between each of the ground floor spaces, a comfortable sized landing is found serving the two bedrooms and bathroom. Access to loft space.

Bedroom 1: *15' x 9'11" (4.57m x 3.02m)*

A lovely big main bedroom with window towards the Common along with a further window at the side looking into the garden. Double radiator with thermostatic valve. A door leads to...

Office/Dressing Room: *6'10" x 4'9" (2.08m x 1.45m)*

Currently used as an office space, kitted out with shelving and a desk surface. Single radiator with thermostatic valve. A PVCu window provides an outlook into the garden.

Bedroom 2: *10'11" x 7'4" (3.33m x 2.24m)*

A nicely proportioned second bedroom with PVCu double glazed window into the garden. Single radiator with thermostatic valve and set within a radiator cover. Fitted shelf and two hanging rails.

Bathroom: Well appointed with a smart suite in white comprising vanity wash basin set within bespoke cabinet work concealing the cistern to the wc and providing storage and a surface. Panelled steel bath with shower over. Extractor fan. Tall corner storage cupboards. Extensive tiling. Double radiator set within a radiator cover.

Outside: Poplar Cottage is set back from the road behind its own gravelled parking area capable of taking two cars comfortably and more if necessary. The front area is served by outside lights, power along with the outside Worcester oil fired boiler supplying domestic hot water and radiators. The main garden area lies to the side of the cottage and is approached by following the pathway through the side gate. This opens into a very private space laid out to include a sheltered terrace with pergola well positioned by the door leading to the kitchen/dining room and next to the fish pond complete with waterfall feature. A timber WORKSHOP, and GARDEN SHED will remain. Sun trap decking area. Outside lights, power and 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://checker.ofcom.org.uk/>

Flood Risk: For Flood Risk information paste the following Link into your Browser:
<https://www.gov.uk/check-long-term-flood-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.

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.

Postal Address: Poplar Cottage, Yaxley Road, Mellis, IP23 8DP

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 B.

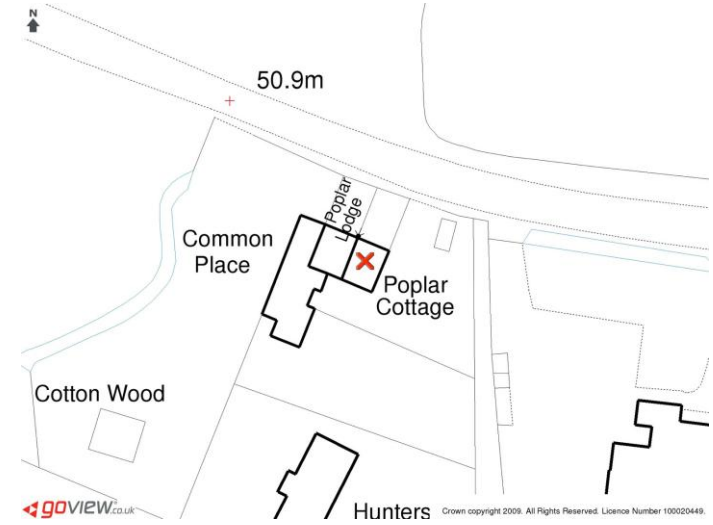
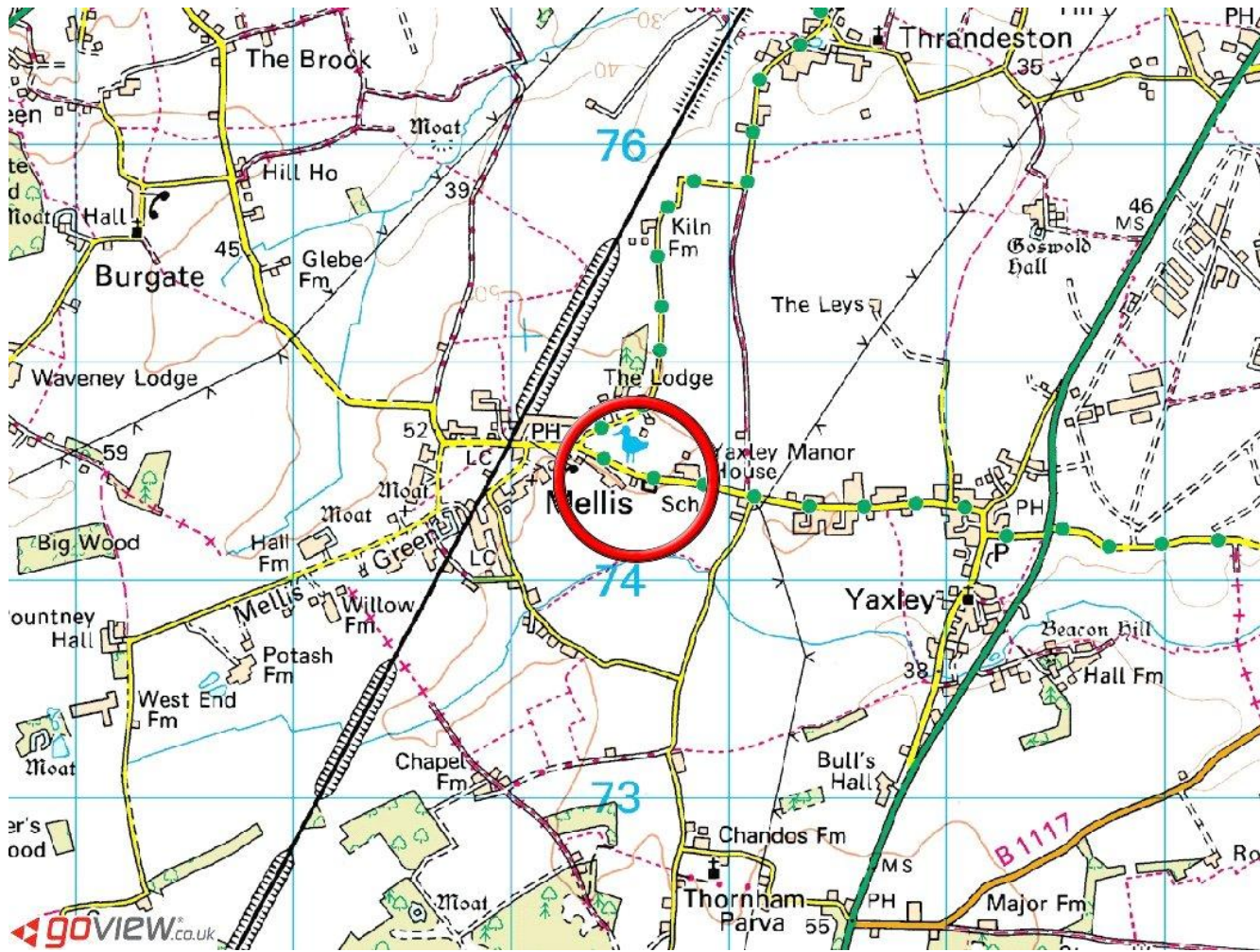
Tenure & Possession: The property is for sale freehold with vacant possession upon completion.

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

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

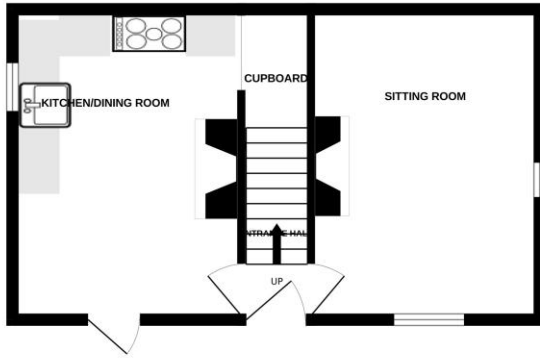
Directions

Poplar Cottage is easily found alongside the village through road from either the A140 and Yaxley or A143 from Wortham. Aim for the Primary School and either just before or just after the property will be seen next door with a sale board erected in order to aid identification.

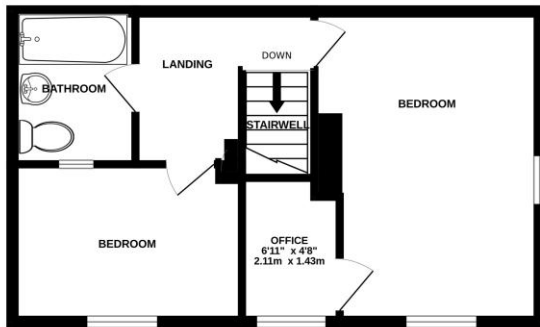


Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
360 sq.ft. (33.5 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA: 733 sq.ft. (68.1 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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