



Robinsons Close | Mellis | IP23 8DJ

Guide Price £295,000

twgaze

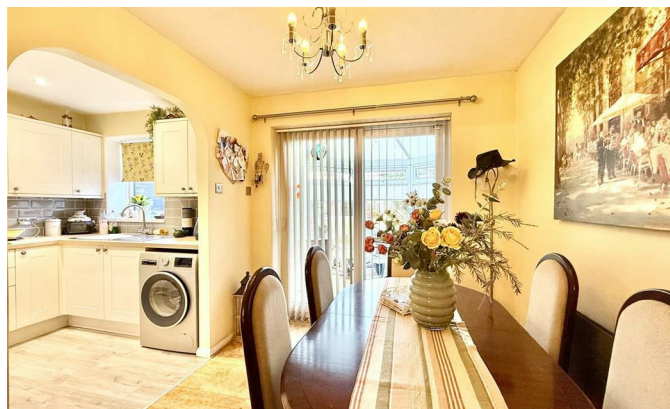
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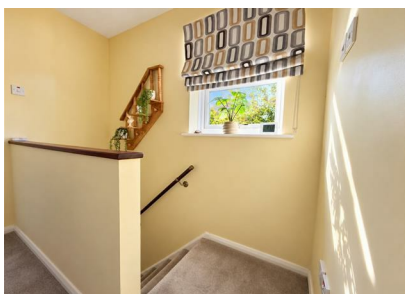
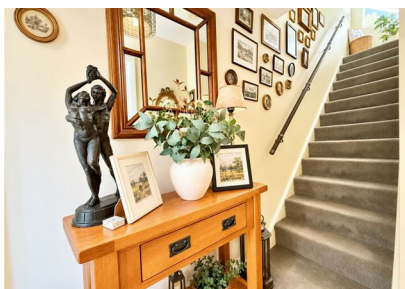
A charming three-bedroom home situated within the popular village of Mellis, offering well-proportioned accommodation with a comfortable and inviting feel. The property benefits from a generously sized sitting room, separate dining room, modern Shaker-style kitchen installed in 2020 and a conservatory overlooking the rear garden. Outside, there is a recently landscaped, low-maintenance garden with sheltered patio, detached garage and additional off-road parking.

- Popular village location in Mellis
- Three bedrooms (two doubles and one single)
- Generously sized sitting room
- Separate dining room
- Modern Shaker-style kitchen, fitted in 2020
- Conservatory overlooking the rear garden
- Ground floor cloakroom/WC
- Recently landscaped, low-maintenance garden
- Sheltered patio area
- Detached garage and off-road parking for two vehicles

Location

Mellis is a popular north Suffolk village with the houses spread around one of the largest and prettiest of Suffolk's Commons managed by Suffolk Wildlife Trust. Within the village there is an OFSTED 'Good' primary school, public house and church, with wider amenities available in the small town of Eye, just 2 miles away, including schooling to sixth form level at 'outstanding', Hartismere High School. Around 6 miles away and just over the border into Norfolk, is the larger market town of Diss, offering local and national shopping, a wide range of social and sporting facilities, including an 18-hole golf course. There is a mainline train station at Diss providing regular commuter services to Norwich and London Liverpool Street, a journey to London scheduled to take around 90 minutes. Mellis is well placed for access to the A140 connecting Norwich and Ipswich, both around 25 miles away.





The Property

This charming three-bedroom property is situated within the popular village of Mellis, offering well-proportioned accommodation with a comfortable and inviting feel throughout. The front door opens into a bright and welcoming entrance hallway, providing access to the ground floor cloakroom/WC, staircase to the first floor and the main living accommodation. To the right of the hallway is a generously sized sitting room, enjoying plenty of natural light from a window overlooking the front aspect. This leads through to the dining room, which has an open-plan connection to the kitchen, creating a sociable and practical layout. The kitchen was replaced in 2020 and comprises a range of fitted units finished in an attractive, contemporary grey Shaker-style, with a window overlooking the rear garden. Leading off the dining room is a pleasant conservatory, offering an additional reception space from which to enjoy views of the garden. French doors open directly onto the patio, providing a natural connection between the house and outside space. Upstairs, the first floor comprises two comfortable double bedrooms, one of which benefits from useful built-in storage. The third bedroom is a single room, equally bright and inviting, with a window overlooking the front elevation. A family bathroom completes the first-floor accommodation.

Outside

The property benefits from a recently landscaped rear garden, thoughtfully arranged to provide an attractive yet low-maintenance outside space. Accessed via a pedestrian gate to the rear, the garden features a pleasant winding pathway leading towards the house, with the majority laid to shingle and complemented by decorative pots and planting. A retaining wall and steps lead down to a sheltered patio area, providing an ideal spot for outside dining or enjoying the warmer summer evenings. There is also the practical addition of a detached garage, together with further off-road parking for two vehicles, both accessed from the rear.

Services

Mains water and electricity are connected to the property. Heating is provided by electric panel heaters.

How to get there

What3words: [/////termiology.decoded.went](https://www.what3words.com/termiology.decoded.went)

Viewing

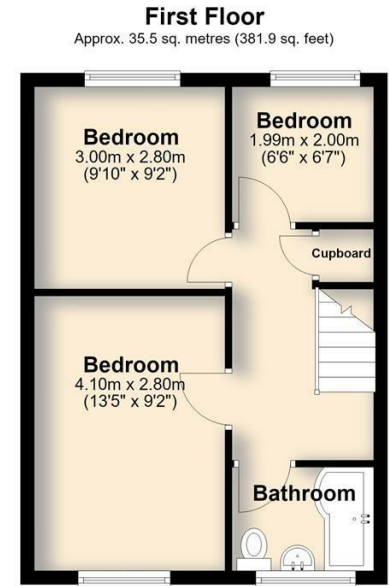
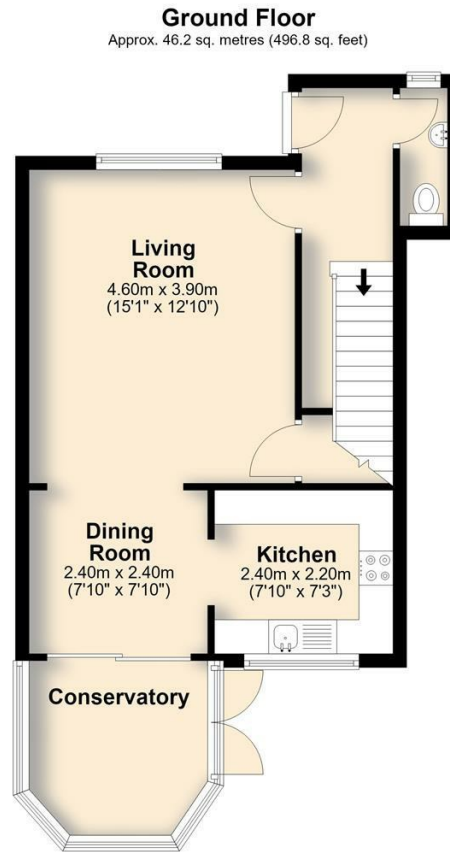
By appointment with TW Gaze

Freehold

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Ref: 2/20373



Total area: approx. 81.6 sq. metres (878.7 sq. feet)

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(12 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-28) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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