



High Road, Bressingham, Diss, IP22 2AT

£500,000

A three bedroom detached property presents an exceptional opportunity to acquire a home with well-proportioned rooms, spread over two floors. With its spacious lounge, office, dining room, kitchen, utility and three double bedrooms (one with an en-suite), it offers a harmonious blend of comfort, practicality and style.

- 3 double bedrooms
- En-suite shower room
- Field views from bedrooms 1 & 2
- Stunning gardens with a moat
- Driveway & garage
- Council Tax Band E
- Freehold
- Energy Efficiency Rating D.



Property Description

Situation

Located within the favourable village of Bressingham, the property enjoys an attractive and prominent position within the village, being within a stone's throw of the rural countryside. Over the years Bressingham has proved to be a popular village location having an attractive assortment of period and modern properties, the village lies just three miles to the west of Diss. The historic market town of Diss is an active and established town, steeped in history and found within the beautiful countryside surrounding the Waveney Valley on the South Norfolk borders. The town has an extensive range of day to day amenities and facilities with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich. With easy access to the A140 Norwich lies approximately 25 miles to the north, with Ipswich respectively 26 miles to the south.

Description

A charming three bedroom detached property, a true gem nestled in a serene village location. Boasting a thoughtful layout spread across two floors, this residence offers well-proportioned rooms and a wealth of living

space for comfortable family living. As you enter, you'll be greeted by a warm and inviting ambiance. The spacious lounge is perfect for relaxation and entertainment, with ample room for furniture arrangements and cozy evenings spent with loved ones. Adjoining the lounge, an office space awaits and is entered via glazed French doors from the lounge or its own personal door from the hallway, the glazed French doors separating the rooms allow light to enter both rooms from the front and rear aspects, providing a tranquil environment for remote work or studying, ensuring productivity and focus. This versatile room can also serve as a playroom or hobby area, accommodating various needs and preferences. Moving further through the property, you'll discover an elegant dining room, tastefully designed to host gatherings and special occasions. With its generous dimensions and views over the delightful garden, it offers an ideal setting for memorable meals and delightful conversations. Downstairs is completed with the kitchen, handy utility room and the downstairs cloakroom. Venturing upstairs, you'll find three generously sized double bedrooms and the family shower room, each thoughtfully designed to provide comfort and tranquillity. The master bedroom boasts the added luxury of an en-suite shower room, allowing for privacy and convenience. The remaining bedrooms offer ample space for relaxation or creative endeavours, ensuring peaceful nights and rejuvenating mornings.

Externally

From the moment you set your eyes on this property from the road, its imposing and attractive look captivates your attention. The exterior is enhanced by the vibrant bursts of colour provided by a carefully curated array of flowers, trees and shrubs. The lush greenery and blooming flora create a visually enjoyable spectacle that adds to the overall appeal of the residence. Situated at a slight distance from the road, the property is accessed through a spacious brick weave driveway. Enclosed by gates and brick walling the driveway provides ample parking and provides a sense of security. As you approach the property, the front garden offers a tantalizing glimpse of the beauty that awaits you. However, it is the rear garden where this property truly shines. The rear garden is a haven of tranquillity, enchanting you with its design and features. Secured by panel fencing all the way around, the rear garden is divided into two sections by a picturesque moat, complete with a charming bridge that connects both sides. This unique layout adds a touch of whimsy and creates a sense of wonder as you explore the outdoor space. The current owners have poured their love and dedication into cultivating a wonderful variety of foliage throughout the garden. The meticulous care and attention they have given to their home is evident in the thriving plants and flourishing greenery. The result is a vibrant and inviting oasis that invites you to relax, unwind and

revel in the beauty of nature. In addition to the main residence, the property offers some delightful extras. An outbuilding provides additional space that can be adapted to suit a variety of needs, offering flexibility and convenience. Within this exterior building, there is also a sauna, although the current owners have mentioned that they haven't utilized it themselves. Furthermore, a spacious summer house is located at the rear of the garden. This versatile structure offers ample room and can be utilized for a multitude of purposes, limited only by your imagination. Whether it becomes a home office, a creative studio, a play area, or a serene retreat, this additional space adds tremendous value and functionality to the property.

The rooms are as follows:

ENTRANCE HALL: Access via double glazed door to front, stairs rising to first floor level, under stair storage cupboard. Tiled flooring.

LOUNGE: 12' 9" x 17' 11" (3.89m x 5.46m) French doors leading through to the study, open fireplace to side with brick and tiled hearth and mantle over. Double glazed French doors giving views and access onto the garden. Engineered oak flooring.

STUDY: 11' 3" x 10' 1" (3.43m x 3.07m) With window to front aspect, French doors giving access to the lounge and built-in bookcase to side. Engineered oak flooring.

KITCHEN: 11' 4" x 10' 9" (3.45m x 3.28m) Double aspect with windows to front and side, the kitchen offers a good range of wall and floor units, roll top work surfaces, inset stainless steel sink with drainer and mixer tap, integral appliances including double oven with warming drawer, four ring ceramic hob with extractor above, fridge and water softener.

UTILITY: 12' 8" x 6' 6" (3.86m x 1.98m) Wall and floor units, roll top work surfaces, space for washing machine, dishwasher and tumble dryer. Built-in under counter fridge. Extractor fan. Double glazed door giving external access to side. Tiled walls and flooring.

DINING ROOM: 12' 8" x 11' 1" (3.86m x 3.38m) Window to rear aspect giving views over the garden and moat.

CLOAKROOM: 3' 0" x 7' 1" (0.91m x 2.16m) With frosted window to front aspect comprising low level wc and hand wash basin. Heated towel rail. Tiled walls and flooring.

FIRST FLOOR LEVEL - LANDING:

With window to rear aspect, providing access to three bedrooms, bathroom and loft space above. Two built-in storage cupboards to side, one housing the combi boiler.

MASTER BEDROOM: 10' 7" x 17' 10" (3.23m x 5.44m) With window to rear aspect, built-in wardrobes and storage, door leading to the en-suite facilities. Full size mirror.

EN-SUITE: 8' 11" x 10' 1" (2.72m x 3.07m) With frosted window to front, comprising double shower cubicle, low level wc, hand wash basin over vanity unit with light-up mirror, two storage cupboards and built-in hanging space for towels.

BEDROOM TWO: 12' 8" x 10' 11" (3.86m x 3.33m) Window to rear aspect giving far reaching field views, built-in wardrobes, dressing table and fitted storage, headboard with built-in lighting/power sockets. Full size mirror.

BEDROOM THREE: 11' 1" x 10' 10" (3.38m x 3.31m) With window to front aspect having built-in wardrobes with dressing table. Full size mirror.

SHOWER ROOM: 8' 9" x 6' 7" (2.67m x 2.01m) With frosted window to side aspect comprising double shower cubicle, low level wc, hand wash basin over vanity unit, heated towel rail. Light-up mirror. Built-in storage cupboard.

AGENTS NOTE The owners have recently had the bank of the moat reinforced and had the bridge rebuilt.

SERVICES:

Drainage - mains

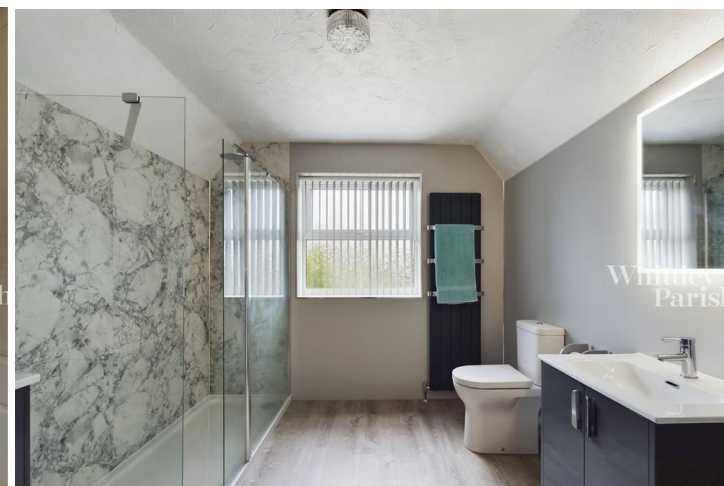
Heating - LPG

EPC Rating - D

Council Tax Band - E

Tenure – freehold

OUR REF: 8332



Viewing Arrangements

Strictly by appointment

Contact Details

4-6 Market Hill

Diss

IP22 4JZ

sales@whittleyparish.com

01379 640808

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Floor 0 Building 1



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Approximate total area⁽¹⁾
1619.04 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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