



Manor Park, Horham, Eye, IP21 5EE

Guide Price £400,000 - £425,000

Having been significantly extended and enhanced, this spacious four bedroom house occupies a generous size plot, benefiting from garage/carport, superb outdoor entertaining space, studio/office and garden cabin.

- Significantly enhanced & extended
- Garage/carport
- Garden house & superb outdoor entertaining space
- Freehold
- Outbuildings & studio/office
- Solar panels
- Council Tax Band B
- Energy Efficiency Rating A.



Property Description

Situation

Enjoying a pleasing position, the property is set back from a small country lane towards the outskirts of the village and within a stone's throw of the beautiful surrounding rural countryside. Horham is a small village consisting of an attractive assortment of many period and modern properties within the idyllic north Suffolk countryside and still retaining a strong and active local community helped by way of having a village post office/shop, village hall and fine church. The nearby village of Stradbroke offers further amenities as does the well served market town of Eye being some 6 or so miles to the south east.

Description

The property comprises an extended four bedroom semi-detached house thought to have been originally built in the 1950's of traditional construction, with pleasing colour wash rendered elevations, under a pitched peg tiled roof, replacement sealed unit upvc double glazed windows and doors, whilst being heated by an oil fired central heating boiler via underfloor heating at ground floor level and radiators to first floor level. Additionally the property benefits from the installation of 18 solar panels and is connected to mains drainage.

Externally

The property is approached via a five bar gate leading onto a shingle driveway giving extensive off-road parking for a large number of vehicles. Adjacent to the property is the attached

carport/garage, (measuring 21' 11" x 11' 0" narrowing to 9' 1" (6.69m x 3.36m narrowing to 2.77m) with remote controlled electric roller door to front, power/light connected and open to the rear leading onto the paved patio area abutting the rear of the property. Particular notice is drawn to the creative outdoor dining giving excellent space for alfresco dining measuring 33' 10" x 9' 8" (10.33m x 2.96m) with space for a hot tub, raised decking, power/light connected with oak granite work surfaces, sink and space for fridge and barbecue etc. Beyond is the garden house measuring 10' 4" x 11' 8" (3.17m x 3.56m) and connected to the outdoor dining area and giving superb space for a number of different uses. The gardens are predominantly laid to lawn and enclosed by concrete posts and panel fencing with the office/studio found to the rear boundaries (office measuring 8' 11" x 9' 1" (2.72m x 2.78m) store to side measuring 9' 6" x 3' 5" (2.91m x 1.05m), studio measuring 9' 1" x 6' 10" (2.78m x 2.10m) and opening through to an additional area of space measuring 8' 11" x 15' 9" (2.72m x 4.81m).

The rooms are as follows

ENTRANCE PORCH: A pleasing first impression with access via upvc door to front, good space for shoes and coats etc.

Secondary door giving access through to the reception room.

RECEPTION ROOM ONE: A light, bright and airy room with window to the front aspect, underfloor heating, Travertine tiled flooring, stairs rising to first floor level with under stairs storage cupboard space. Built-in surround sound. Secondary door to side giving access through to the kitchen/diner.

KITCHEN/DINER: A bright and spacious triple aspect room with bi-folding doors to rear opening onto the paved patio area and views over the rear gardens. The kitchen offers an extensive range of wall and floor unit cupboard space with oak work surfaces, space for dishwasher, integrated appliances, floating island with range cooker and storage. Underfloor heating, Travertine tiled flooring flowing through.

RECEPTION ROOM TWO:

A double aspect room found to the rear of the property with bi-folding doors to side opening onto the paved patio area and additional French doors beyond, underfloor heating, Travertine tiled flooring, utility area to side giving good space for white goods, sink and storage units. Fitted surround sound and concealed projector screen for creating a great space for a cinema room.

BATHROOM: A modern and contemporary suite with glass fronted corner jacuzzi bath, tiled shower cubicle to side, oak vanity unit with his and hers sinks, low level wc, heated towel rail, underfloor heating and Travertine tiled flooring.

FIRST FLOOR LEVEL: LANDING:

With four panel pine internal doors giving access to the four bedrooms and shower room.

BEDROOM ONE: Window to the front aspect being a generous size principle room with fitted wardrobes and double built-in storage cupboard over stairs.

BEDROOM TWO: Window to the front aspect. Able to cater for a double bed with built-in storage cupboard to side.

BEDROOM THREE: Another generous double bedroom found to the rear of the property.

BEDROOM FOUR: Window to the rear aspect although the smaller of the four bedrooms still able to cater for a double bed if required. Built-in storage cupboard to side.

SHOWER ROOM: With frosted window to rear. Comprising of a tiled shower cubicle with double headed unit above, low level wc, wash hand basin over vanity unit, heated towel rail and fully tiled.

SERVICES

Drainage - Mains

Heating type - Oil

EPC rating - A

Council Tax Band - B

Tenure - Freehold

OUR REF: 8277



Viewing Arrangements

Strictly by appointment

Contact Details

4-6 Market Hill

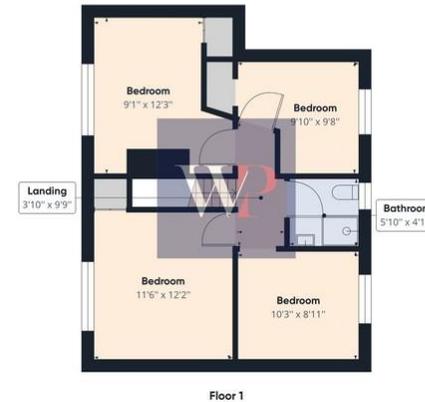
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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



Approximate total area⁽¹⁾
1312.70 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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