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| <p>GHAFEE340</p> <p>When every attempt has been made to ensure accuracy, all measurements are approximate, not for scale. This floor plan is for illustrative purposes only.</p> <p>(1) Excluding balconies and terraces</p> <p>Approximate total area 2085.90 sq ft</p> | <p>Floor 1</p> <p>Floor 0</p> |
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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 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.

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Contact Details

Strictly by appointment
Viewing Arrangements



Vicarage Road, Wingfield, Diss, IP21 5RB

Guide Price £600,000 - £650,000

Presented in a most excellent decorative order, this significantly enhanced and upgraded five bedroom house is of a high specification boasting a generous size plot in the regions of 0.27 acres (sts) and enjoying southerly facing rear gardens with a rural outlook.

- Significantly enhanced, upgraded & extended
- High spec & immaculately presented
- Versatile living space with ground floor bedroom
- Freehold
- Over 2,000 sq ft
- Grounds extending to 0.27 acre
- Council Tax Band D
- Energy Efficiency Rating C.



Property Description

Situation

Occupying a pleasing position, the property is set back from a small country lane within the centre of the village in a rural but yet not isolated situation. The attractive village of Wingfield has proved to have been a popular and sought after location over the years, surrounded by the idyllic and undulating countryside along the Waveney Valley on the north Suffolk borders. Still being within the proximity to the historic and well served market towns of Harleston and Diss, with the latter offering an extensive and diverse range of many day to day amenities and facilities alongside a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

The property comprises a substantial five bedroom detached house having undergone a significant refurbishment programme by the current vendors, now resulting in a beautifully appointed and presented family home with modern and contemporary fixtures and fittings being of a high quality giving comfortable living. In essence, the accommodation expands to the region of 2,000 sq ft with versatile living space and the option of a bedroom and bathroom at ground floor level. Great care and attention to detail has been taken in the design and build to create light and bright living space with particular notice drawn to the kitchen/diner boasting two sets of bi-folding doors opening onto the gardens and expansive patio area. The property is of traditional brick and block cavity wall construction with high thermal insulation levels (EPC - C rating) and heated by a gas fired combination boiler via radiators with replacement sealed unit upvc double glazed windows and doors and connected to a clear water treatment unit.

Externally

The property is set back from the road having extensive off-road parking to the front leading up to the house. There is an EV charger on side wall of the property. With side access to either aspect of the property the main gardens are found being of a most generous size, in total the grounds stretch to the region of 0.27 acres being predominantly laid to lawn and with established borders offering a variety of herbaceous plants, shrubs and roses giving plenty of charm and colour during the summer months. Abutting the side of the property is the benefit of an outside store and office connected to the rear. Particular notice is drawn to the expansive patio area abutting the rear of the property creating an excellent space for alfresco dining with the luxury of a kitchen area equipped with barbecue, wine cooler and storage. Beyond the rear boundary the property opens onto rural fields giving a most pleasing backdrop.

The rooms are as follows:

RECEPTION HALL: A pleasing and spacious first impression with double doors on first entry and access to the fifth bedroom, utility, shower room and inner hall beyond which in turn leads to reception room, kitchen and boot room.

RECEPTION ROOM: 20' 2" x 12' 8" extending to 22' 2" (6.15m x 3.86m extending to 6.76m) In essence, two rooms in one being L shaped and flooded by plenty of natural light due to a double aspect. Open fireplace to side.

KITCHEN/DINER: 14' 0" x 25' 4" (4.27m x 7.72m) A particular focal point of the house, this impressive kitchen offers an extensive range of wall and floor units, walk-in pantry, integrated appliances with fitted range to side, AEG combi oven, dishwasher, space for American style fridge/freezer. Two set of bi-folding doors gives outstanding views and access onto the rear gardens and abutting patio area.

BOOT ROOM: 7' 5" x 7' 1" (2.26m x 2.16m) With window and door to the side aspect, a good range of fitted units, roll top work surfaces, stainless steel sink with drainer and mixer tap and two built-in storage cupboards to side. Tiled flooring.

UTILITY: 14' 5" x 5' 1" (4.39m x 1.55m) Offering a good range of wall units with roll top work surfaces, stainless steel sink, plumbing for white goods, heated towel rail and tiled flooring.

SHOWER ROOM: 14' 5" x 5' 8" (4.39m x 1.73m) Of a high specification with a large walk-in shower cubicle with waterfall shower head, low level wc and hand wash basin over vanity unit. Heated towel rail. Fully tiled.

BEDROOM FIVE/RECEPTION ROOM TWO: 18' 3" x 8' 7" (5.56m x 2.62m) Offering versatile use, currently used as a ground floor bedroom, however lends itself for a number of different uses. Found to the front aspect.

FIRST FLOOR LEVEL - LANDING:

A part-gallery style landing with window to the front aspect and access to the additional bedrooms and bathroom. Access to loft space above.

BEDROOM ONE: 14' 3" x 9' 6" (4.34m x 2.90m) Boasting elevated views over the gardens and fields beyond being a generous size principal bedroom.

BEDROOM TWO: 13' 1" x 9' 9" (3.99m x 2.97m) A well proportioned second bedroom having elevated views over the rear gardens.

BEDROOM THREE: 13' 5" x 9' 11" (4.09m x 3.02m) A double aspect room found to the front of the property and being of a generous size.

BEDROOM FOUR: 11' 2" x 10' 0" (3.41m x 3.05m) Although the smaller of the bedrooms still being a generous double bedroom, window to the front aspect.

BATHROOM: 9' 11" x 8' 8" (3.02m x 2.64m) A modern and contemporary suite in white with frosted window to rear and comprising of a panelled bath with shower attachment, walk-in shower cubicle with waterfall shower head, low level wc, hand wash basin over vanity unit and heated towel rail. Fully tiled.

SERVICES:

Drainage - clear water treatment unit

Heating Type - Gas

EPC rating - C

Council Tax Band - D

Tenure - Freehold

VIEWINGS: Strictly by appointment with Whittleby Parish Estate Agents, please contact a member of the sales team at our Diss office on 01379 640808. **OUR REF:** 8313

