



**5 Saw Mills, Flixton Hall Estate Bungay NR35 1NP**

**welcome to**

## **5 Saw Mills, Flixton Hall Estate Bungay**

We are delighted to present this charming FOUR bedroom Link-Detached Family home. The property is situated in a delightful rural setting, with front garden field views and spacious living throughout. Boasting a country style Kitchen, Lounge/diner and Separate snug - viewings highly recommended!

**Nestled within a picturesque country estate, this charming property, originally part of the estate's Saw Mill dating back to 1850, has been lovingly converted into a private dwelling in the 1980s. Boasting a harmonious fusion of timeless period features and contemporary flair, the ground floor welcomes you with a spacious open-plan living/dining area, complete with a central fireplace and French doors leading to the courtyard garden. Additionally, a versatile second reception room, currently utilised as a snug, offers flexibility for a home office or playroom, with a convenient utility room adjacent. The kitchen exudes charm with its wooden work surfaces and Belfast sink, while the first floor features four generously sized bedrooms, each adorned with Velux windows and exposed beams. The master bedroom benefits from an en-suite bathroom with additional access being granted from a door leading to the landing, while the family bathroom offers modern comforts with a double shower cubicle, w/c, wash hand basin and heated towel rail. Outside, a long gravelled drive leads to the front of the property, providing parking for multiple vehicles. The expansive gardens, bordered by a brick wall, offer a tranquil retreat with lush lawns, trees, and shrubs. A delightful walled courtyard garden complements the property, adorned with climbing plants and French doors leading back into the living room. Perfect for families seeking both character and modern living, this property is a must-see!**

### **Accommodation**

#### **Ground Floor**

##### **Entrance Hall**

Access to Reception rooms and Downstairs WC, Coat storage, Tiled flooring.

##### **Downstairs Wc**

Partially tiled walls, Toilet, Wash hand basin, Extractor fan, Tiled flooring.

##### **Lounge/ Diner**

28' 5" x 16' 4" ( 8.66m x 4.98m )  
Double glazed window to Front and Side aspects, Double glazed Patio doors leading out to Rear and Side Gardens, Open plan Lounge/Diner with Dual aspect fireplace with Log Burner, Stairs leading to First floor landing, Wall lights, Two radiators, Power points, Servers Hatch, Laminate wood effect flooring.

##### **Snug**

13' 2" x 9' ( 4.01m x 2.74m )  
Door leading to Utility room, Built in storage, Radiator, Power points, Laminate wood effect flooring.

##### **Kitchen**

12' 4" x 11' 3" ( 3.76m x 3.43m )  
Double glazed window to Rear aspect, Fitted Kitchen wall and base units, Partially tiled walls, Mixture of Wooden and Quartz work surfaces, Built in Breakfast bar with integrated Wine wrack, Butlers sink, Servers hatch to Lounge/Diner, Space for Double Gas Oven,







Integrated Fridge/Freezer and dishwasher, Spotlights, Fashion Radiator, Power points, Tiled flooring.

### Utility Room

7' 7" x 7' 4" ( 2.31m x 2.24m )

Double doors to Driveway, Fitted units and work tops with space for appliances.

## First Floor

### Landing

Access to all bedrooms and family bathroom, Built in airing cupboard, Loft hatch, Radiator, Carpeted stairs and landing area.

### Bedroom 1

15' 1" x 12' 5" ( 4.60m x 3.78m )

Two double glazed Velux windows, Double bedroom, Access to En Suite, Fitted wardrobes, Radiator, Power points, Carpet flooring.

### En Suite

Original window to Side aspect, Jack and Jill doors to landing, Partially tiled walls, Toilet, Wash hand basin, Bath tub with over head rainfall shower, Lino tile effect flooring.

### Bedroom 2

13' 6" x 10' 7" ( 4.11m x 3.23m )

Two double glazed Velux windows to Rear aspect, Double bedroom, Power points, Radiator, Carpet flooring.

### Bedroom 3

11' 8" x 7' 7" ( 3.56m x 2.31m )

Two double glazed Velux windows, Double

bedroom, Built in wardrobe, Power points, Radiator, Carpet flooring.

### Bedroom 4

12' 7" x 9' 2" ( 3.84m x 2.79m )

Double glazed Velux window, Double bedroom, Built in Wardrobe/Storage, Power points, Radiator, Carpet flooring.

### Bathroom

Jack and Jill doors to Bedroom, Toilet, Wash hand basin, Walk in shower with rainfall shower head, Shaving point, Towel radiator, Lino tile effect flooring.

## Outside

### Front Garden

Gated access to gravel driveway with fencing, Grass to side aspect, Shrubbery surround, Field Views to the Front aspect.

### Rear Garden

Concrete patio for outdoor seating with shrubbery to Side aspect, Timber shed to Rear with wood storage area, Gated access to Front garden.

### Council Tax Band: D

### Agents Note

**"Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a relative of a staff member of the Connells Group".**



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## 5 Saw Mills, Flixton Hall Estate Bungay

- Four Bedroom Link Detached Family Home
- Gravel Driveway For Multiple Vehicles
- Country Style Kitchen with Butler Sink and Breakfast Bar
- Spacious Open Plan Lounge/Diner with Dual Aspect Fireplace
- Downstairs WC, Snug and Utility Room
- Master En Suite and Separate Family Bathroom

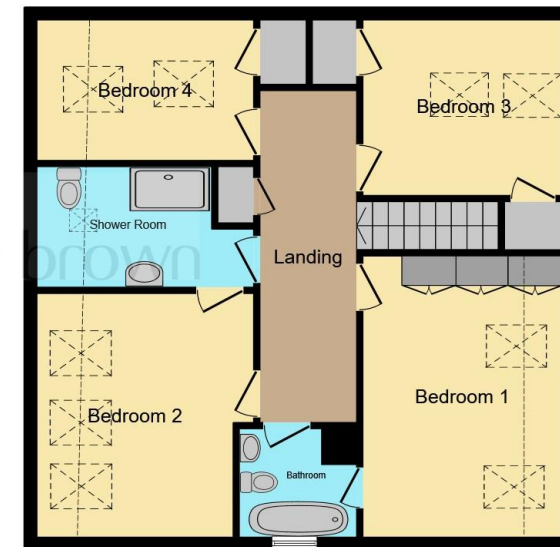
Tenure: Freehold EPC Rating: D

offers in excess of

**£425,000**



Ground Floor



First Floor

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