



Stone Lane, Bressingham, Diss, Suffolk, IP22 2BW

MARK · EWIN
BURY ST EDMUNDS

A beautifully presented, detached property situated in a delightful rural setting and offering flexible accommodation throughout. The property was built in 2023 by the current owners and has been completed to an extremely high standard with a modern, open plan living aspect in mind.

Upon entering the property, you are greeted with a welcoming entrance hall which in turn opens into the open living space. To the left, there is a study, which could also be used as an additional bedroom and to the right, a beautifully finished bathroom featuring a free-standing bath and separate walk-in shower cubicle. The open plan living space offers a sitting room area to the right and to the left, a comprehensively fitted kitchen with a breakfast bar and an additional dining area. The kitchen offers an attractive range of shaker style wall and base level units, kitchen island and incorporates a built-in oven, hob, dishwasher and fridge-freezer. From the kitchen, there is a hallway with access to the front of the property and a boot room for extra storage. Heading towards the rear of the property, a glazed hallway with French doors on both sides leads to an additional reception room which could also be used as a bedroom if desired as there is a ensuite shower room located off. The room offers a light and bright space with skylights above, bifold doors leading to a patio area. There is also a useful utility/storage space as the property could be adapted to contain a self-contained annexe. Moving to the first floor, there are two double bedrooms, the principal benefits from built-in wardrobes and an ensuite shower room.

Outside, a driveway leads to the front of the property and offers ample space for multiple vehicles. There is a large shed/workshop located to the left of the driveway along with a triple cart lodge for extra parking. At the rear of the property, an enclosed patio area can be found, perfect for entertaining with direct access to the hallway or open plan living space. The remainder of the garden offers a substantial space which is mainly laid to lawn, enclosed by fencing and hosts a variety of mature shrubs and trees.

Additional Information Tenure: Freehold Mobile Coverage: EE, O2, Three & Vodafone are available in this area but variable. (Source Ofcom) Broadband: Ultrafast broadband is available in this area via Openreach. (Source Ofcom) Services: Mains Electric & Water. Heating via an air source heat pump and underfloor elements on the ground floor. (Please note that none of these services have been tested by the selling agent.)

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Directions

Travelling northwest along the A1066, leave the A1066 at Hall Lane Roydon, then follow the road round to the junction and turn left into Bressingham, take the next right and follow common road for about 1.5 miles, go past Kenninghall road on the left and take the next left-hand Stone Lane turning. The property is the first house on the left before the bend, with a wooden gate and long driveway.

Location

Bressingham is a village located approximately 3 miles from Diss and 19 miles from the City of Norwich. Bressingham Steam Museum & Gardens is located within the village which boasts a set of gardens and impressive collection of steam locomotives. The village also offers a public house, vets, garden centre and primary school. Diss offers a good range of amenities and leisure services, along with railway links to London. The market town of Attleborough is also close by, providing railway links to Norwich, Cambridge and Stansted airport. Redgrave & Lopham Fen National Nature Reserve offers nearby walks and outdoor pursuits.

Accommodation:

Entrance 8' 7" x 8' 1" (2.62m x 2.46m)

Sitting Room 18' 10" x 16' 0" (5.74m x 4.88m)

Dining Room 13' 2" x 16' 0" (4.01m x 4.88m)

Kitchen 12' 6" x 14' 3" (3.81m x 4.34m)

Utility Room 5' 9" x 7' 2" (1.75m x 2.18m)

Bedroom/Study 12' 0" x 8' 1" (3.66m x 2.46m)

Hallway 7' 11" x 12' 2" (2.41m x 3.71m)

Snug 19' 8" x 15' 4" (5.99m x 4.67m)

Shower Room 4' 7" x 8' 10" (1.40m x 2.69m)

Landing

Principal Bedroom 15' 4" x 15' 5" (4.67m x 4.70m)

Ensuite 7' 2" x 7' 3" (2.18m x 2.21m)

Bedroom 10' 10" x 15' 5" (3.30m x 4.70m)

Gardens

Driveway

Triple Carport

Shed/Workshop

Additional Information:

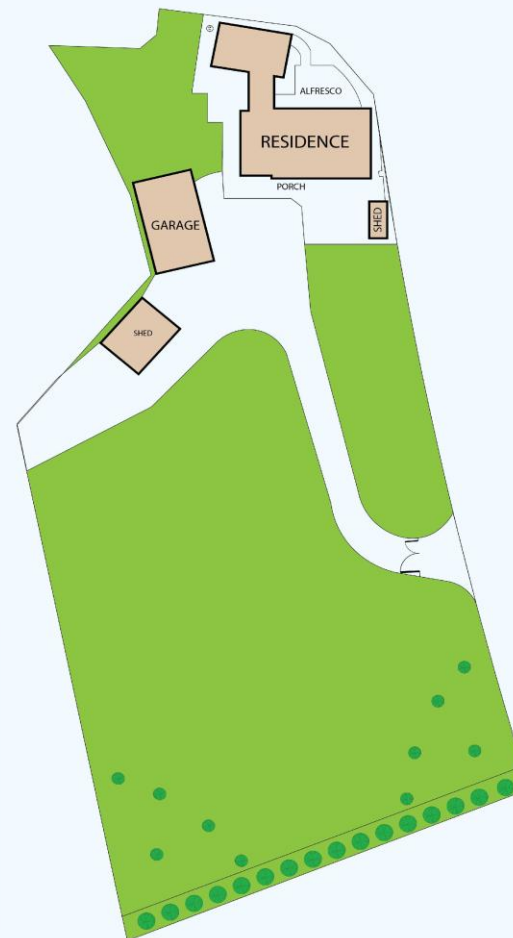
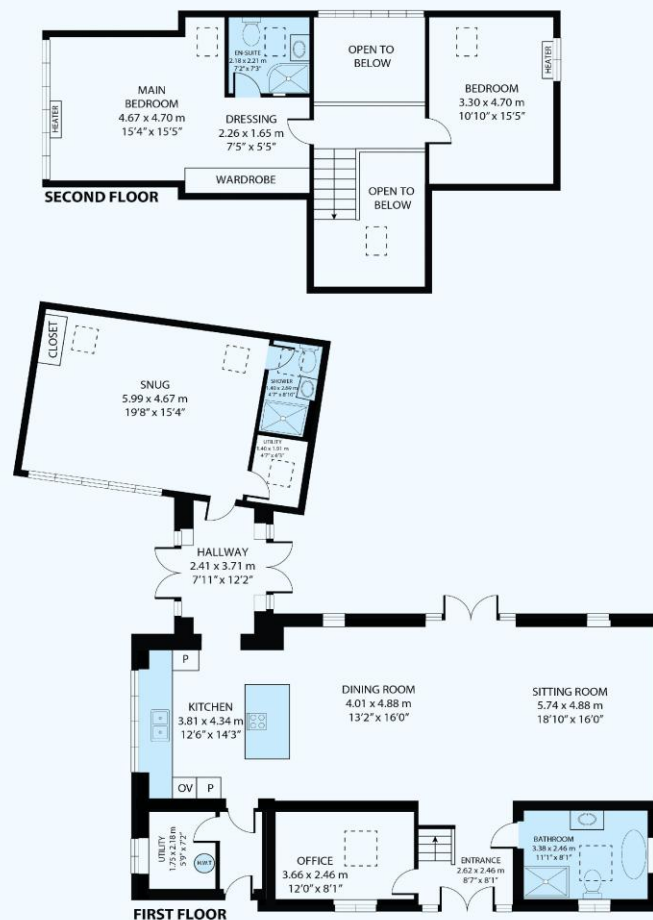
Council Tax Band: E

EPC Rating: B

Tenure: Freehold

Offers Over £700,000
Freehold





STONE LANE, BRESSINGHAM, SFK, IP222BW
TOTAL APPROX. FLOOR AREA 207 SQ.M - 2,231 SQ.FT

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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