



Vicarage Road | Wingfield | IP21 5RB
Price Guide £650,000

twgaze

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In the village of Wingfield, this splendid house on Vicarage Road offers a perfect blend of comfort and elegance. With four generously sized bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. Beautifully landscaped gardens. Set in 0.33 acres.

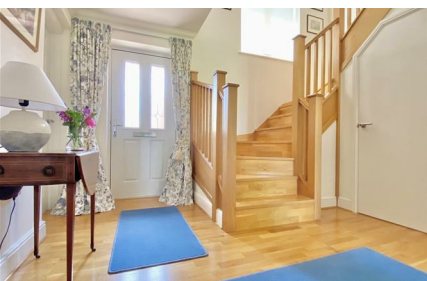
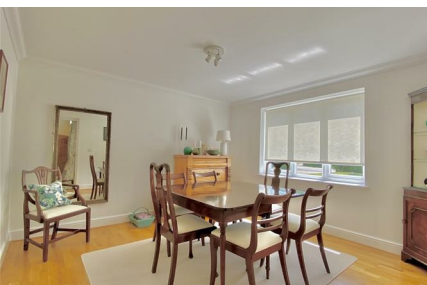
- Immaculately presented property built in 2014
- Upgraded kitchen and bathrooms
- Viewing highly recommended
- Generous plot of 0.33 acre with open fields to the rear
- Fibre broadband to the property

Location

The Hawthorns is set in the centre of this quiet north Suffolk village. The surrounding area is gently rolling with various footpaths, and this is an area unaffected by any great volume of traffic. Whilst rural, the village is far from isolated, with local shopping facilities in the large village of Stradbroke just 3 miles away, along with secondary schooling, sports facilities, and a doctor's surgery. The local town of Harleston is just 5 miles away and retains a good number of local independent retailers as well as some larger ones. For commuters, the larger town of Diss (10 miles) has a mainline rail service to London Liverpool Street, taking around 90 minutes. Set in the Waveney Valley, this property is around a 40-minute drive from the coastal areas of Southwold and Walberswick.

Property





Built in 2014 and set back from the road, this attractive detached home in Wingfield enjoys a south-facing position on a generous plot of around a third of an acre. The house is well laid out, finished in neutral tones throughout, and presented in very good decorative order. A light and spacious entrance hall with an oak staircase and galleried landing sets the tone, leading into well-proportioned living spaces.

The sitting room is a lovely, welcoming space with a wood or coal-burning stove, bespoke fitted bookcases, and bi-fold doors that open onto the rear terrace. The kitchen/diner is fitted in a classic white shaker style with a glossy finish and includes an induction hob, fan oven, fridge freezer, and dishwasher. French doors lead directly out to the garden, making it ideal for entertaining. Off the kitchen is a separate utility room with its own side entrance, housing the boiler and offering space and plumbing for both a washing machine and a tumble dryer. Flooring throughout the house is Kahrs engineered light oak, with tiling in the kitchen, bathrooms and utility room. Underfloor heating runs throughout the ground floor, and each of the three bathrooms—two en suites and a family bathroom—also benefits from electric underfloor heating. The family bathroom includes a separate shower and a bath, with quality fittings from Heritage. The house is connected to fibre broadband (BT) and is heated by oil-fired central heating, with private drainage via a Diamond system. All window blinds are included in the sale, and the home has been carefully maintained, requiring little more than routine upkeep.

Outside

The house sits in beautifully landscaped gardens, designed and planted by an RHS-trained gardener to offer structure, colour, and interest throughout the year. The front of the house is partly clad in soft green Hardie Plank, with mature wisteria trailing over the brickwork for a charming country feel. A block-paved driveway provides space to park two cars, alongside a large double garage measuring approx 30sqm with an electric roller door and plenty of room for storage. The front garden is laid to lawn and planted with a variety of fruit trees including apricot, plum, greengage, and fig, as well as a lovely foxglove tree. Lavender, roses, salvias and a mix of herbaceous plants border the lawn, creating a pretty and welcoming approach. To the rear, the garden is thoughtfully divided into two sections. The first is a lawn framed by deep flower beds filled with perennials and specimen trees including a wedding cake tree, Indian bean trees and Himalayan birch. A yew hedge separates this from the kitchen garden, where you'll find soft fruit bushes and several well-tended vegetable beds. There's a large brick terrace that matches the house, perfect for outdoor dining, and a gravel path that winds its way to a generously sized T-shaped greenhouse, which is connected to power. A garden shed provides additional storage, and there are external taps and power points at both the front and rear of the house. The rear garden enjoys lovely open views across the surrounding fields, making this a wonderfully peaceful and private spot to enjoy the outdoors.

Services

Underfloor heating downstairs and radiators upstairs. Oil fired boiler. Drainage via private treatment plant.

How to get there

What3Words: [///indoor.cookbooks.little](https://www.what3words.com/indoor.cookbooks.little)

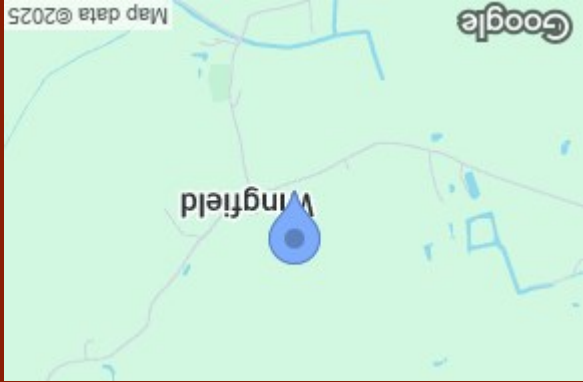
Viewing

Via appointment with TW Gaze

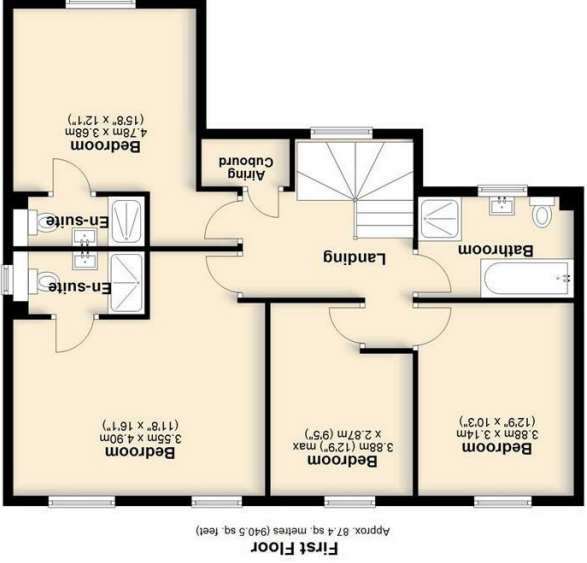
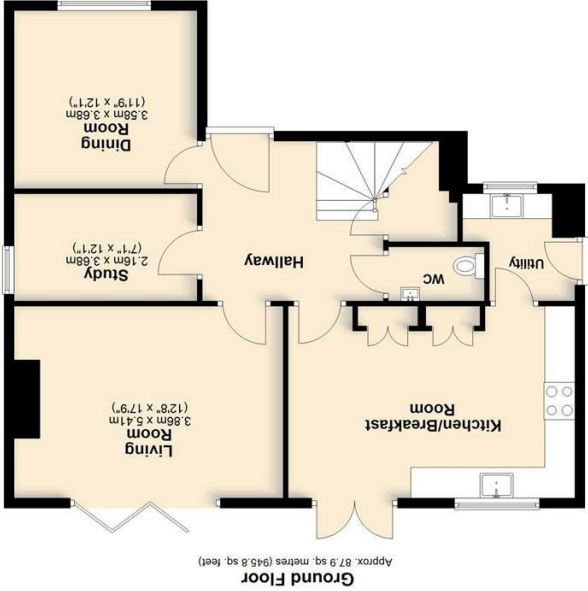
Freehold

Council Tax: E

Ref: 2/19860



Energy Efficiency Rating	
Current	Potential
76	83
Very energy efficient - lower running costs	
A (91-100)	
B (81-90)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



Total area: approx. 175.2 sq. metres (1886.3 sq. feet)

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