



Crofton
The Street
Stoke Ash
IP23 7EW

Guide Price £650,000





- Beautifully presented 4/5 bedroom property
- Integral garage and parking for up to 5 cars to the front
- Set in desirable Suffolk Village
- Generous garden with large patio and additional seating area with views to open countryside to the front and rear.

Stoke Ash, situated to the south of Eye, is a charming rural locale boasting a rich history and amenities such as a parish church, Baptist Chapel, Village Hall, and the former Coaching Inn, The White Horse. With minimal passing traffic and breathtaking views, this property offers rural advantages while remaining conveniently accessible to the broader region via the A140, which spans between Norwich and Ipswich.





Property

Crofton is a contemporary and beautifully presented detached house, believed to have been built in 1980's, tasteful cladding in a neutral tone has been added by the current owners to the external walls to transform the overall appearance of the house. The generously proportioned accommodation, totalling approximately 2,500 sq ft, the property has had a complete overhaul in recent years and now boasts recently updated kitchen and luxurious high end bathrooms. Upon entering the house, the hallway leads to a well-appointed sitting room with a fireplace housing an inset wood-burning stove and a bay window overlooking the countryside views to the front. The dining room, with a front-facing window, connects seamlessly to the kitchen, equipped with stainless steel sink, worktops, drawers, cupboards, wall units, hob, extractor hood, electric double oven, built-in microwave, and integrated dishwasher. The kitchen further opens to a rear lobby with a glazed door leading to the paved terrace at the back. The study, featuring double doors to the garden window, ample power points, links to an inner hallway accessible from the kitchen. This hallway leads to a shower room with a tiled corner shower cubicle, WC, pedestal washbasin, tiled floor and walls, plumbing for washing machine and tumble dryer, and wall-mounted storage units.

The shower room could potentially serve as an en-suite for the study, creating a ground floor fifth bedroom. Upstairs, the first floor includes a spacious landing with an airing cupboard, a useful storage cupboard and a Velux window at the front. The principle bedroom suite really is a showstopper! featuring a spacious double bedroom with a wonderful uninterrupted view of open countryside via a contemporary style Juliette balcony. There is a stunning ensuite with a stylish roll top bath perfectly positioned with a view through a second Juliette balcony. There is a spacious walk in wardrobe with built in lighting and mirrors. Bedroom 2 has got a useful dressing area with built in storage and hanging space painted in a neutral grey colour. The property has two additional bedrooms on the first floor one of which has built in wardrobes. The main family bathroom features a roll top bath, tiled separate double shower cubicle, pedestal washbasin, WC, and tiled walls and floor.

Outside

There is a shingle driveway providing ample car parking in front of the integral garage, power and light connected and an EV Charger is available. The front garden is mainly laid to lawn with herbaceous borders stocked with a variety of flowering shrubs. There is pedestrian access to both sides of the property into the rear garden where a wide paved terrace extends along the rear of the house providing an attractive area for 'al fresco' dining during the summer months and enjoys the morning sunshine. A paved pathway leads to the rear of the garden where there is a further terrace providing an alternative seating area perfect for enjoying the evening sun. There is the fun addition of a tree house with seating deck to the front which offers the perfect elevated view of the open fields to the rear. The rear garden is mainly laid to lawn with herbaceous borders stocked with a variety of flowering shrubs and several trees including a mature apple tree. The garden is enclosed by mature hedging with attractive views to the rear over open farmland.

Services -Mains water, drainage and electricity are connected to the property an eco-friendly air source heat pump powers the underfloor heating and hot water.

Agents Note - Hot tub can be purchased through separate negotiation

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Directions

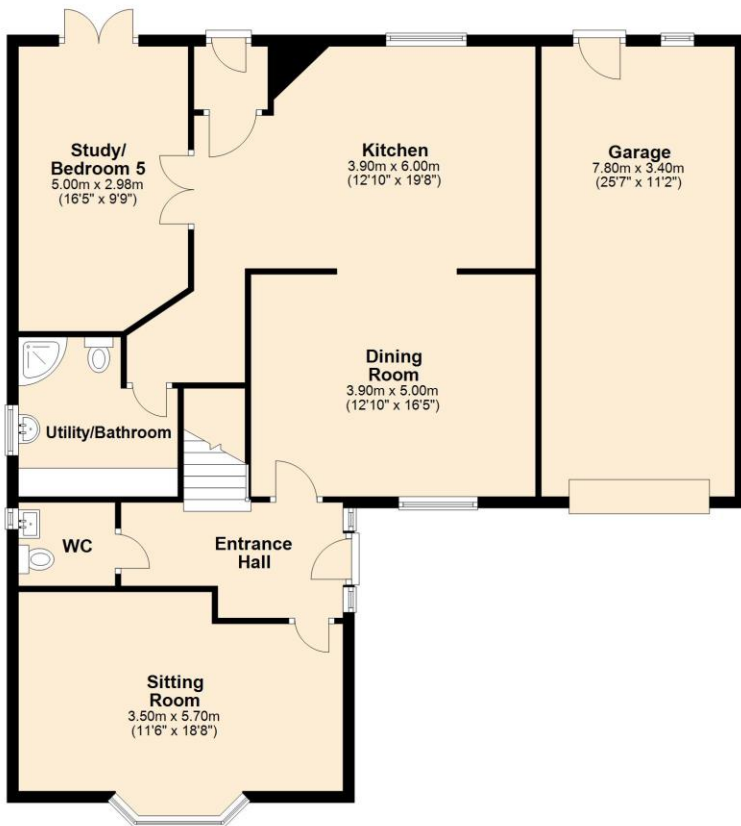
From Norwich travelling south on the a140 towards Ipswich. Go straight over the roundabout with the A143 and then take the next left turn on to the B1118 and continue through Lower Oakley and into Hoxne. On the sharp left hand bend bear right and head down the hill into the centre of Hoxne, past The Swan public house and then turn left heading across Goldbrook Bridge. Follow the road along, up the hill and the site will be found on the left hand clearly indicated by a TWG for sale board.

Viewing – Strictly by appointment by TWGaze

Freehold.

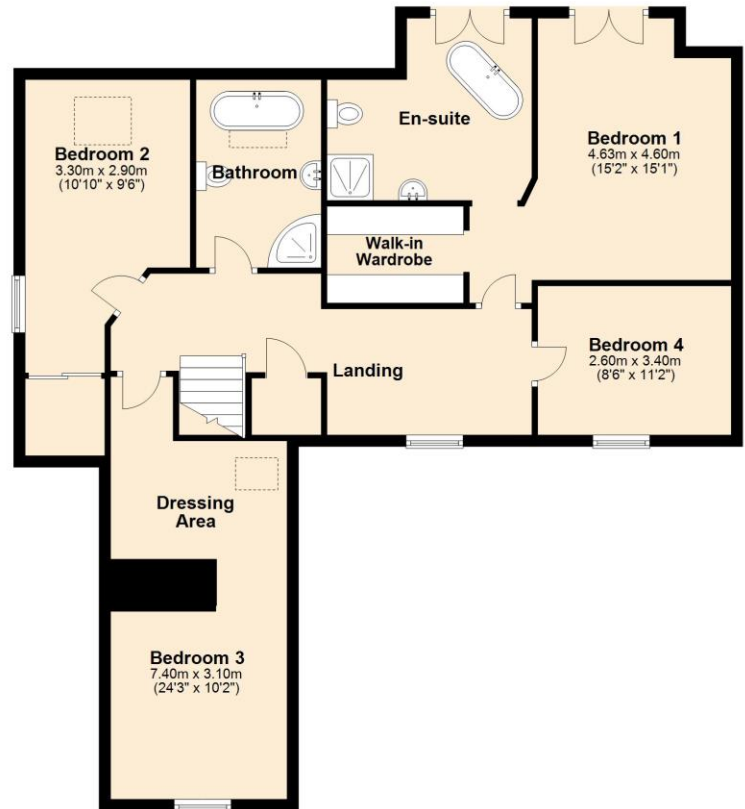
Ground Floor

Approx. 128.7 sq. metres (1385.8 sq. feet)



First Floor

Approx. 103.4 sq. metres (1112.7 sq. feet)



Total area: approx. 232.1 sq. metres (2498.5 sq. feet)

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10 Market Hill
Diss
Norfolk IP22 4WJ
t: 01379 651 931

33 Market Street
Wymondham
Norfolk NR18 0AJ
t: 01953 423 188

rural@twgaze.co.uk
www.twgaze.co.uk

