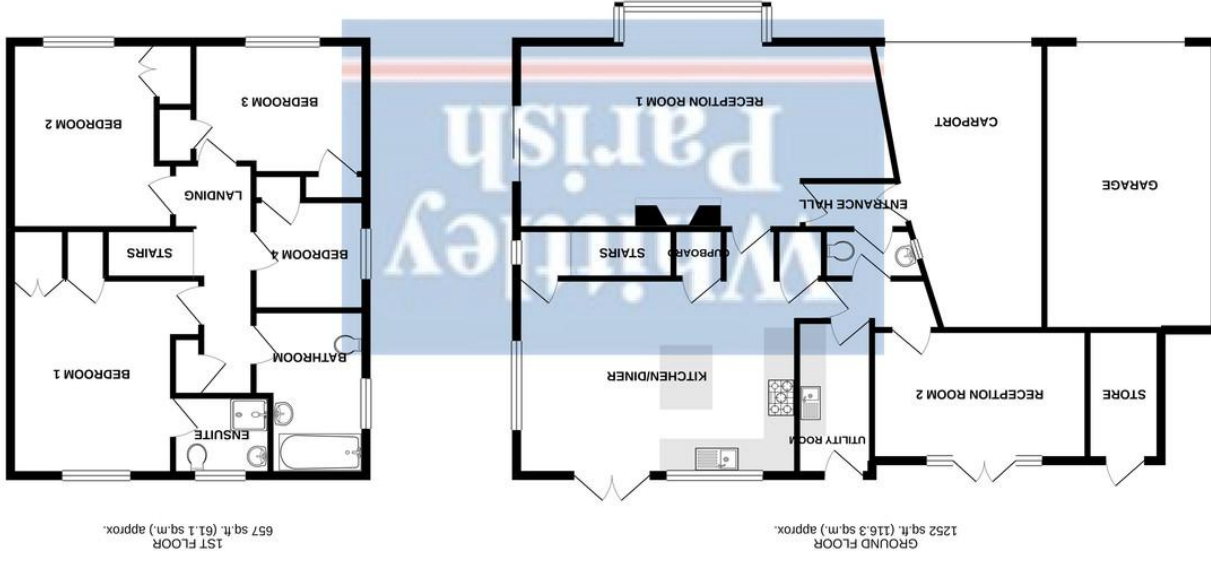




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TOTAL FLOOR AREA: 1910 sq ft (177.4 sq m.) approx.



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.

Viewing Arrangements
Strictly by appointment
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Whittley Parish



Mill Green, Burston, Diss, IP22 5TJ

Guide Price £525,000 - £550,000

Boasting a pleasing individual rural but yet not isolated position, this spacious (over 1,800 sq ft) four bedroom detached house is presented in an excellent decorative order throughout being of a high specification and offering versatile living space.

- Individual position
- High specification
- 2 reception rooms
- Freehold
- Solar panels
- Over 1,800 sq ft
- Council Tax Band E
- Energy Efficiency Rating D.



Property Description

Situation

Enjoying a pleasing position, the property is found upon a spacious plot set back off a small country lane towards the outskirts of the village. Over the years, Burston has proved to have been a popular and sought after location offering a lovely assortment of many period and historic properties whilst retaining a strong and active local community helped by having schooling, public house, fine church, village hall and playing fields. The historic market town of Diss is within easy reach lying three miles to the south within the beautiful countryside surrounding the Waveney Valley. The town offers an extensive and diverse range of many day to day amenities and facilities along with a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

The property comprises an individually built and designed four bedroom detached house having been constructed 20 years ago and of traditional brick and block cavity wall with sealed unit upvc double glazed windows and doors, whilst being heated by an oil fired central heating boiler via radiators. Additionally there has been the installation of solar panelling with a feed in tariff generating approximately £1,000 per annum whilst giving reduced rates. Internally the property offers spacious accommodation in the regions of 1,800 sq ft being of a high specification and with a good deal of versatile living space having well proportioned rooms all flooded by plenty of natural light.

Externally

The property is set back from the road approached via a large shingle driveway giving extensive off-road parking for a number of vehicles leading up to the house, attached carport and garage (carport measuring 18' 8" x 11' 2" narrowing to 7' 6" (5.69m x 3.42m narrowing to 2.31m), garage measuring 18' 3" x 8' 11" (5.58m x 2.73m) with electric roll door to front, power/light connected and boarded out loft space above). The main gardens lie to the rear of the property and in previous years have been landscaped offering complete privacy/seclusion and enjoying a leafy green outlook. The gardens are predominantly laid to lawn taking a southerly aspect with a paved patio area abutting the rear of the property creating an excellent space for alfresco dining.

The rooms are as follows:

ENTRANCE HALL: 3' 1" x 5' 0" (0.94m x 1.54m) Access via upvc double glazed door to front, oak replaced internal doors giving access to the wc and main reception room. Oak engineered flooring flowing through.

RECEPTION ROOM ONE: 12' 2" extending to 16' 2" into window bay x 24' 0" (3.72m extending to 4.94m into window bay x 7.33m) A bright and spacious double aspect room with bay window to the front enjoying views over the green, upvc double glazed sliding doors to side giving external access. A particular focal point is the fireplace with inset cast iron stove. Oak engineered flooring.

KITCHEN/DINER: 16' 1" narrowing to 12' 10" x 20' 9" narrowing to 18' 4" (4.91m narrowing to 3.92m x 6.33m narrowing to 5.59m) A double aspect room found to the rear of the property and with views and access onto the rear gardens with French upvc double glazed doors. The kitchen is of a high specification with an extensive range of wall and floor

units, granite work surfaces, floating island with built-in storage units, freezer and wine cooler. Range to side, fitted dishwasher and fitted fridge.

INNER HALL: Giving access to reception room two and utility.

RECEPTION ROOM TWO: 8' 6" x 14' 0" (2.60m x 4.28m) With window to the rear aspect, views and access via French upvc doors to the rear gardens.

UTILITY: 10' 1" x 4' 10" (3.09m x 1.48m) With upvc door to rear, the utility has matching units to the kitchen with granite work surfaces, inset Butler sink and space of washing machine and tumble dryer.

FIRST FLOOR LEVEL - LANDING: With replaced oak internal doors giving access to the four bedrooms, family bathroom, built-in airing cupboard and loft space above.

BEDROOM ONE: 12' 11" x 11' 10" narrowing to 10' 5" (3.95m x 3.63m narrowing to 3.20m) With window to the rear aspect enjoying elevated views over the gardens and fields beyond. A large double bedroom with two built-in storage cupboards and the luxury of en-suite facilities.

EN-SUITE: 5' 2" x 6' 2" (1.58m x 1.89m) With frosted window to rear comprising of a replaced suite with tiled shower cubicle, low level wc, hand wash basin over vanity unit, heated towel rail and fully tiled.

BEDROOM TWO: 12' 3" x 10' 6" narrowing to 9' 9" (3.74m x 3.21m narrowing to 2.99m) A generous double bedroom found to the front of the property enjoying views over the green beyond. Double built-in storage cupboard to side.

BEDROOM THREE: 8' 0" extending to 8' 9" x 11' 3" (2.44m extending to 2.68m x 3.45m) With window to the front aspect, a spacious double bedroom with two single built-in storage cupboards.

BEDROOM FOUR: 8' 7" x 7' 4" (2.64m x 2.25m) With window to side and having built-in storage cupboard to side.

BATHROOM: 10' 11" x 7' 3" narrowing to 5' 9" (3.35m x 2.22m narrowing to 1.77m) With frosted window to side comprising of a matching suite in white with a P shaped bath and shower over, low level wc, hand wash basin, heated towel rail and fully tiled. **OUR REF:** 7885

