



EH

EXQUISITE
HOME

A SUNNY DISPOSITION

East Suffolk is a deservedly popular part of the county, encompassing rivers, heaths and woodland and the stunning Heritage Coast with its gracious resorts of Walberswick, Southwold, Aldeburgh and Thorpeness, so popular with tourists and families alike. Other attractions in this region include RSPB Minsmere, Sutton Hoo and historic Framlingham Castle with its Mere and delightful views over the surrounding countryside. Transport links are excellent in this part of the county with the A12 running north to Lowestoft and south to London via Colchester and Chelmsford. There are regular fast services into Ipswich on the East Suffolk Line and thence straight into London Liverpool Street in under two hours, making this part of Suffolk ideal for those who commute to work.





The village of Darsham is a hidden gem just off the A12. A short drive from the beautiful Suffolk Heritage Coast, it is also very close to RSPB Minsmere and Suffolk Coast and Heaths AONB is just a few miles to the south. The village has a pub, petrol station with shop, modern village hall, a railway station, community orchard, allotments and the Two Magpies bakery, café and cooking school. It is also a Dark Skies village with inhabitants being encouraged to switch off external lighting after dark and no street lights. The result is that villagers can enjoy the night skies and the blanket of stars over them rather than experiencing the more usual light pollution. The A12 is easily accessible and trains from the station run to Lowestoft in the north and to Ipswich and thence on to London Liverpool Street to the south. Nearby Saxmundham has all the shops and amenities anyone could want. Standing close to the village centre is this handsome detached house, built in 2016. The present owners bought it new attracted by its wonderful location, space and versatility, and by the fact that alone in this executive development, the house feels individual and has access straight to it from one drive. Since moving in, they have redecorated, increased the size of the drive, upgraded the cooker in the kitchen, built a summerhouse and landscaped the rear and front gardens. There is generous parking on the gravelled drive at the front and a double garage with power and light. The house is particularly attractive, painted cream with sash windows, an external brick chimney and engineered oak floorboards on the ground floor.

The front door opens into the light and welcoming hallway with its wooden floor and a useful cloakroom opening off. To the right is the cosy snug with a lovely view of the pretty rear garden. The owners tend to sit here to read the Sunday papers with a coffee or relax with a glass of wine looking out over the garden. To the right is the delightful dual aspect living room which runs the entire length of the house. With a brick fireplace and wood burner and wonderful proportions, it is a beautifully appointed room with more than enough space for plenty of furniture. The owners have celebrated many Christmases and New Years here, the space lends itself particularly well to entertaining and the doors out to the garden bring the outside in in summertime. The kitchen has been designed to be right at home in a luxury property with its cream units, central island with deep, slow opening drawers, integrated Rangemaster with induction hob and extractor hood and soothing olive walls. There is an integrated dishwasher and under-counter fridge. When the owners moved in, they upgraded the sinks in the kitchen and utility room to one and a half sized ceramic butler sinks, adding very greatly to the elegance of the rooms. There is a generously sized dining area as part of the kitchen with double doors leading out to the rear garden. It is the ideal space for family meals, kitchen suppers and more formal entertaining with lovely views and plenty of room. The ground floor accommodation is completed by the utility room next door with a second sink, plumbing for a washing machine and tumble dryer and more storage.



A Warm Welcome



“The property been designed with an eye to space, light and versatility...”



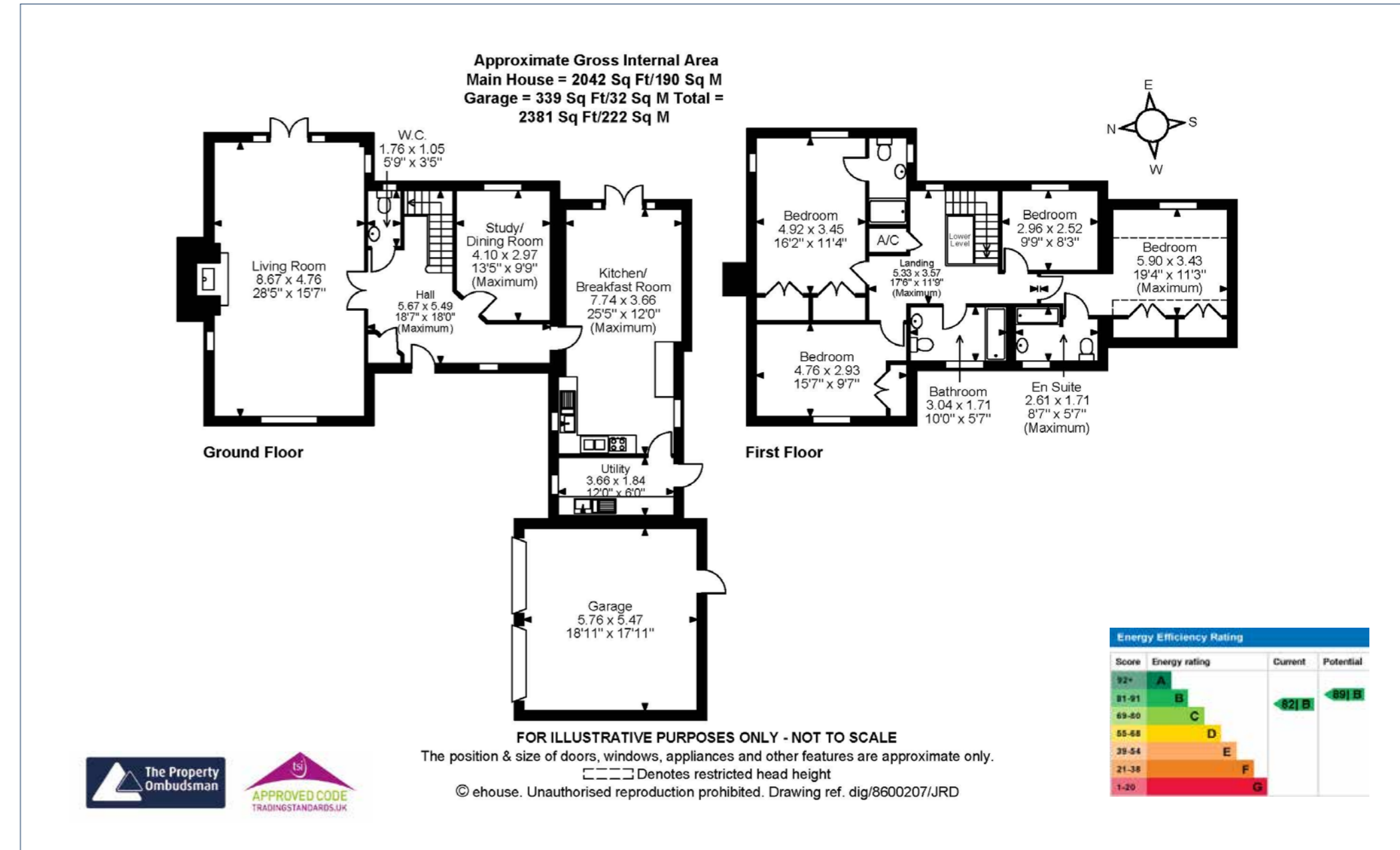
Elegant First Floor...

The stairs rise to the attractive galleried landing with a contemporary pendant light illuminating the stairwell. The dual aspect principal bedroom is a good sized double with built in wardrobes and a sleek and contemporary en suite with a large shower. The second bedroom has built in wardrobes and benefits from another smart en suite with large shower. The third bedroom also has built in wardrobes while the fourth is being used as a home office. The three piece family bathroom has a bath with shower over.



LOCATION

The rear garden is a triumph of elegant design with an eye to colour, texture and fragrance. The owners thought carefully about their garden when they moved in and landscaped and planted it up to ensure it would be a beautiful and peaceful space when it matured, which it certainly is. It looks out over open farmland, adding very greatly to its sense of tranquillity. There is a terrace with seating, a smart summerhouse, three birch trees giving dappled shade, fragrant jasmine, hebes and beds full of colourful perennials. It is the ideal place to entertain, to enjoy a family barbecue or a glass of wine while watching the sunset. Immaculate within and without, with off street parking, an easily maintained garden, a charming village location and good transport links, this delightful house ticks all the boxes.



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Regional Office: Exquisite Home, Valley Lane, Wherstead, Ipswich, Suffolk, IP9 2AX
T +44(0)3455 651681 E enquiries@exquisitehome.co.uk

Exquisite Home, Sumpter House, 8 Station Road, Histon, Cambridge CB24 9LQ
T +44(0)3455 651681 E enquiries@exquisitehome.co.uk