

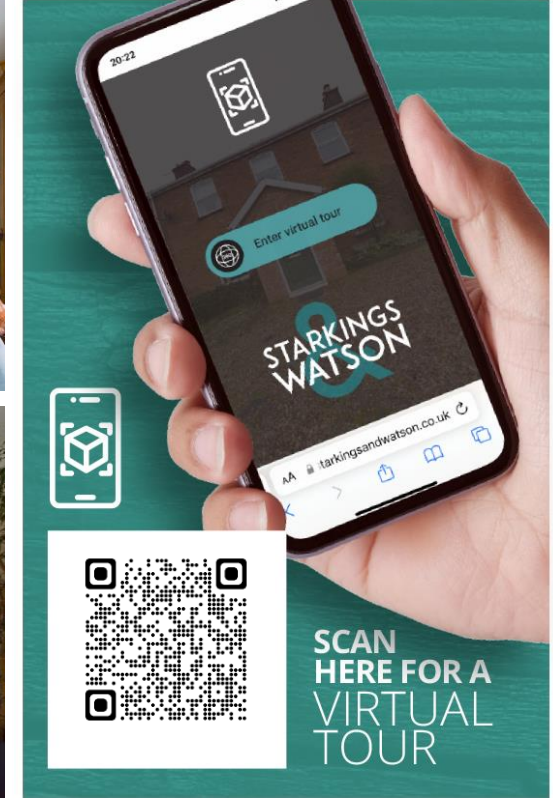
CLARKES LANE

# Ilketshall St. Andrew, Beccles NR34 8HR

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01986 490590

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# STARKINGS & WATSON

- Detached Single Storey Home with Solar Panels
- Stunning Rural Location
- Plot of 3.8 Acres (stms)
- Paddocks, Barns & Outbuildings
- Four Bedrooms & Two Bathrooms
- Three Receptions & High Specification Kitchen
- Private Formal Gardens, Double Garage & Solar Panels
- Ideal Equestrian Usage

#### IN SUMMARY

Ideally situated within a STUNNING RURAL LOCATION, this EXCEPTIONAL and SUBSTANTIAL detached bungalow located just outside of the village of Ilketshall St Andrew occupies a generous plot of 3.8 ACRES (stms). The bungalow itself has been extended a number of times over the years and offers almost 1400 Sq. ft of ACCOMMODATION (stms) with FOUR BEDROOMS, TWO BATHROOMS, THREE RECEPTION ROOMS and high specification kitchen and utility with plenty of further scope for extending (stp). Externally, the plot comprises mostly paddocks used for livestock but could be used for a number of uses including EQUESTRIAN. In addition to the paddocks, there are well kept formal gardens, kitchen garden and meadows as well as a range of OUTBUILDINGS, BARNs and a DOUBLE GARAGE, as well as plenty of parking.

#### SETTING THE SCENE

Approached from Clarkes Lane there is driveway access leading to the hard standing parking area providing off road parking which in turn leads to the double garage.

Manicured box hedging and shingled pathway leads to the main entrance door to the side of the property.

#### THE GRAND TOUR

Entering the property via the main entrance door to the side you enter the entrance hallway. To the right you will find a dining room overlooking the magnificent lawn, this room opens into the conservatory. Back to the entrance hall, there is access also to a shower room and a study/bedroom and you will then find the kitchen and utility space. The kitchen offers granite work surfaces with ample cupboard storage, with integrated microwave and double eye level electric oven and electric ceramic hob with extractor fan over. There is also an integrated fridge/freezer, microwave and dishwasher as well as breakfast bar for informal dining. The kitchen is beautifully tiled and gives access to the utility/boot room with access on the rear patio. From the kitchen there is access to the inner hallway with walk-in pantry cupboard and access to all further rooms. The main sitting room can be found first with a feature bay window, dual aspect and feature fireplace. The main bedroom is found to the rear benefiting from an en-suite bathroom, dual aspect and built-in wardrobes. Completing the internal accommodation there are two further double bedrooms beyond. The property benefits from mostly double glazed windows and oil fired central heating.

#### THE GREAT OUTDOORS

Upon approach from the road over a private concrete roadway there are two access points, firstly to the driveway which provides off road parking and leads to the double garage with power and light and up and over doors to the front, whilst the second access enters via a five bar farm gate at the rear of the plot. This gate leads



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to a large hard standing area suitable for further outbuildings (stp) and in turn opens to the paddocks, meadow, workshop and barns/cart lodges. The paddocks are currently used for livestock in the main but have the potential for various uses including equestrian. Surrounding the property itself you will find extensive formal gardens and well kept lawns. There is also a large patio area leading from both the rear door and French doors in the conservatory providing an excellent spot for outside entertaining and enjoying wonderful views. Also within the formal gardens you will find an ornamental fish pond and a wealth of well stocked flower beds. To the front of the property itself leading from the parking area there is an attractive courtyard entrance with box hedge framed pathways as well as a kitchen garden. The total plot measures approximately 3.8 acres (stms).

#### OUT & ABOUT

The property is located in a rural setting on the edge of the village of Ilkeshall Saint Andrew and is situated close to Bungay and Beccles - both of which have a range of amenities and are busy market towns with many shops, restaurants, schools, pubs and supermarkets. Beccles has the benefit of a regular train service to London Liverpool Street via Ipswich, and the unspoiled Suffolk coastline with the beaches of Southwold and Walberswick within easy driving distance.

#### FIND US

Postcode : NR34 8HR

What3Words : ///blur.hello.birthdays

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

#### AGENTS NOTE

The property benefits from private sewerage treatment plant and oil fired central heating. There is a right of way (public path) over the front paddock. Solar panels can be found to the garage roof generating an income.

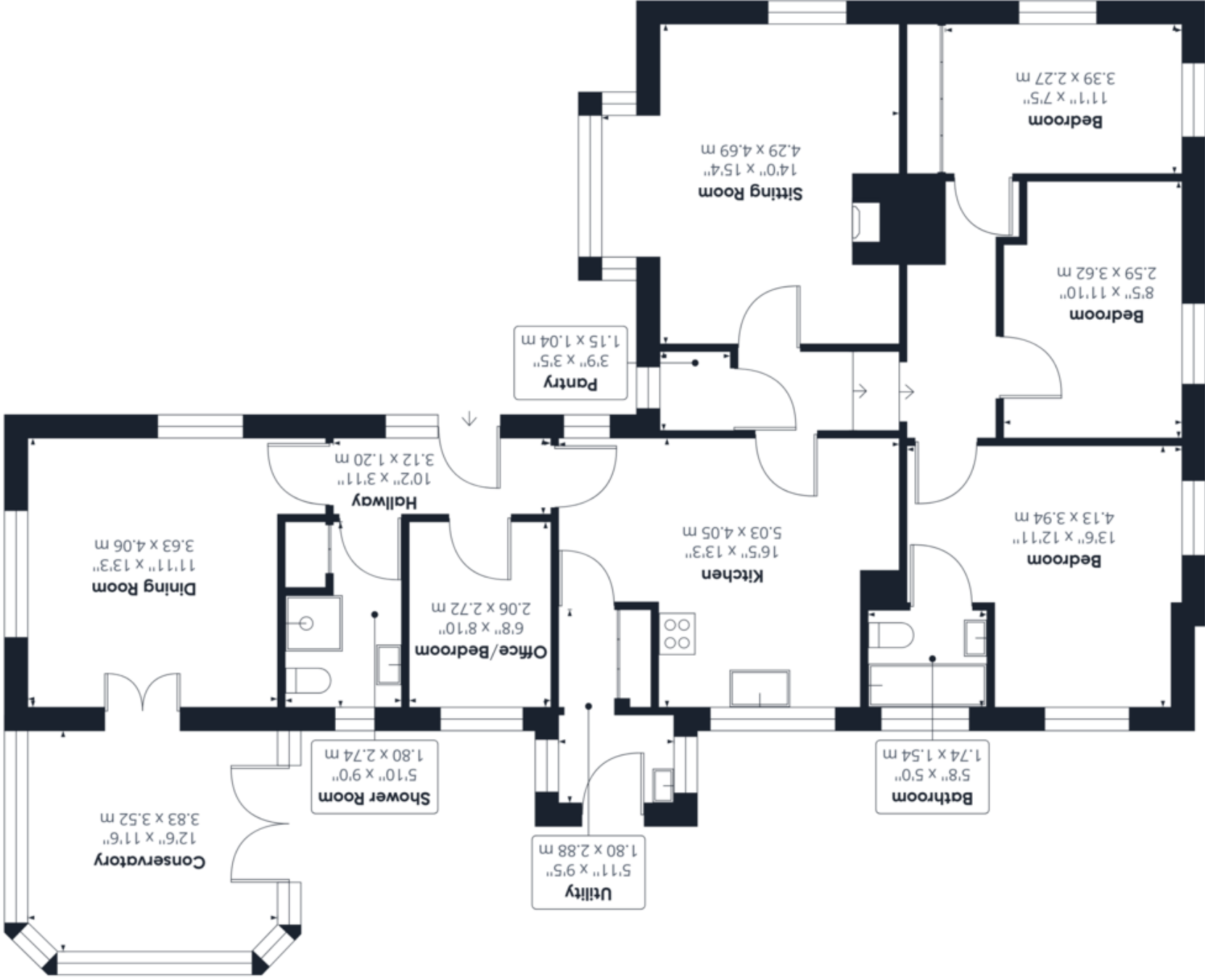
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Price:



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Approximate total area<sup>(1)</sup>  
1390.91 ft<sup>2</sup>  
129.22 m<sup>2</sup>

(1) Excluding balconies and terraces

GIRAFFE 360  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.