



Low Road, Alburgh - IP20 0BZ



Low Road

Alburgh, Harleston

Nestled in a SEMI-RURAL village location, this IMPRESSIVE DETACHED FAMILY HOME offers the perfect blend of countryside tranquillity and modern comfort. Situated on a sizeable total plot of 1.63 ACRES (STMS), this property boasts a secure PADDOCK and large OUTBUILDINGS, presenting a unique opportunity for those seeking a spacious and versatile living space with outside options whether it be for EQUESTRIAN, LIVESTOCK or STORAGE uses. The flexible internal layout extends to approximately 2229 sqft (STMS) and features THREE RECEPTIONS ROOMS including a 19' study room ideal for running a business from home. In addition there is a well-appointed kitchen/dining room with impressive adjoining UTILITY ROOM. There are THREE DOUBLE BEDROOMS and ONE SINGLE BEDROOM on the first floor with a family bathroom and an EN-SUITE shower room. With FIELD VIEWS to both the front and rear as well as CHURCH VIEWS to the rear as well, residents can enjoy the beauty of the surrounding landscape from the comfort of their own home. Whether you are seeking a peaceful retreat or a spacious family home, this property offers a rare opportunity to enjoy the best of both worlds.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: F



- Impressive Detached Family Home
- Semi-Rural Village Location
- Total Plot Of 1.63 Acres (stms)
- Secure Paddock & Large Outbuildings Included
- Flexible Layout Extending To Approximately 2229 SQFT (stms)
- Three Reception Rooms & Kitchen/Dining Room
- Three Double Bedrooms & Two Bathrooms
- Field Views To Front & Rear

Alburgh is a rural village located equidistant to both Harleston and Bungay - some five miles. Two thriving towns with an excellent range of independently owned shops along with a supermarket, doctors, dentists and veterinary surgery, schools to GCSE level, hotels, a number of cafes, restaurants and pubs. There is a strong sense of community with many events going on within the towns all year and lots of local clubs, organisations and activities within the village.

SETTING THE SCENE

Accessed via Low Road in Alburgh you will find a walled entrance with a wide driveway which is shingled providing ample off road parking to the front. The front garden provides plenty of space and screening from the roadside as well as impressive front lawns, mature trees and shrubs. There is a secure gated access to the side of the property which leads down to the rear of the garden and to the paddock beyond. To the front of the house there are two main entrances, one being the traditional front door to the front of the house with an alternative entrance to the single storey addition to the side.



THE GRAND TOUR

Heading into the house via the main entrance door to the front you will find a welcoming entrance hall with stairs to the first floor landing. To the right of the hallway you will find the main sitting room with a dual aspect offering windows to the front and double doors within a bay to the side. There is also a brick built open fireplace as well as double internal doors leading through to the extended conservatory. The conservatory is a generous space providing access to the rear patio as well as having a set of internal double doors leading through to the dining room. The dining room which you can also find accessed off the main entrance hallway, is a very impressive space with a large window overlooking the rear garden, creating the perfect space for large dinner parties and family gatherings. Also found off the main entrance hallway is the kitchen/dining room providing plenty of space for a large dining table. The kitchen area features a range of solid wood wall and base level units with rolled edge work surfaces over. You will find an integrated eye level double oven and grill as well as induction hob with extractor fan over, with a door leading through to the impressive and separate utility room. The utility room provides plenty of space for white goods including large American style fridge/freezer, an oil fired boiler as well as large range of wall and base level units for storage. To the rear of the utility there is access into a small boot room and outer porch with further access onto the garden as well as in the other direction, a walk-in pantry containing the water softener system, and access into the side entrance lobby. The lobby offers a downstairs W/C and then leads through to the large home office. This room is a nice bright space with a double aspect that would be excellent for people who run a business from home especially keeping in mind there is a separate access from the driveway meaning you need not come through the main house at all. The home office benefits from a large range of fitted storage cupboards including a large featured desk.

Heading up to the first floor landing you will find a very bright, spacious galleried landing which provides access to all four bedrooms as well as the family bathroom. Straight ahead as you head up the stairs you will find one double and one single bedroom, both with built in storage cupboards and separated by the large airing cupboard and hot water tank. The family bathroom can then be found with a shower and separate bath with a shower attachment, as well as W/C and hand wash basin.

There is a nice bright bedroom to the rear overlooking the garden with stunning views beyond and a range of fitted bedroom furniture. The final bedroom to the end of the hallway is the impressive master suite with ample built in wardrobes and storage cupboards as well as a dual aspect to front and side. The master bedroom also benefits from a large en-suite bathroom with separate shower and bath as well as bidet, W/C and hand wash basin.

FIND US

Postcode : IP20 0BZ

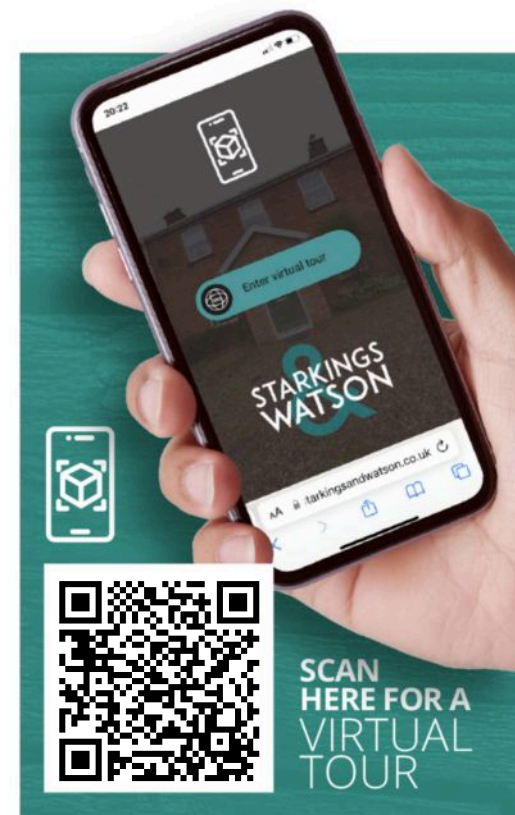
What3Words : ///stunts.loosed.hardback

VIRTUAL TOUR

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

AGENTS NOTE

Buyers are advised that there are mains electricity and water connected with heating provided by oil and drainage via a septic tank.



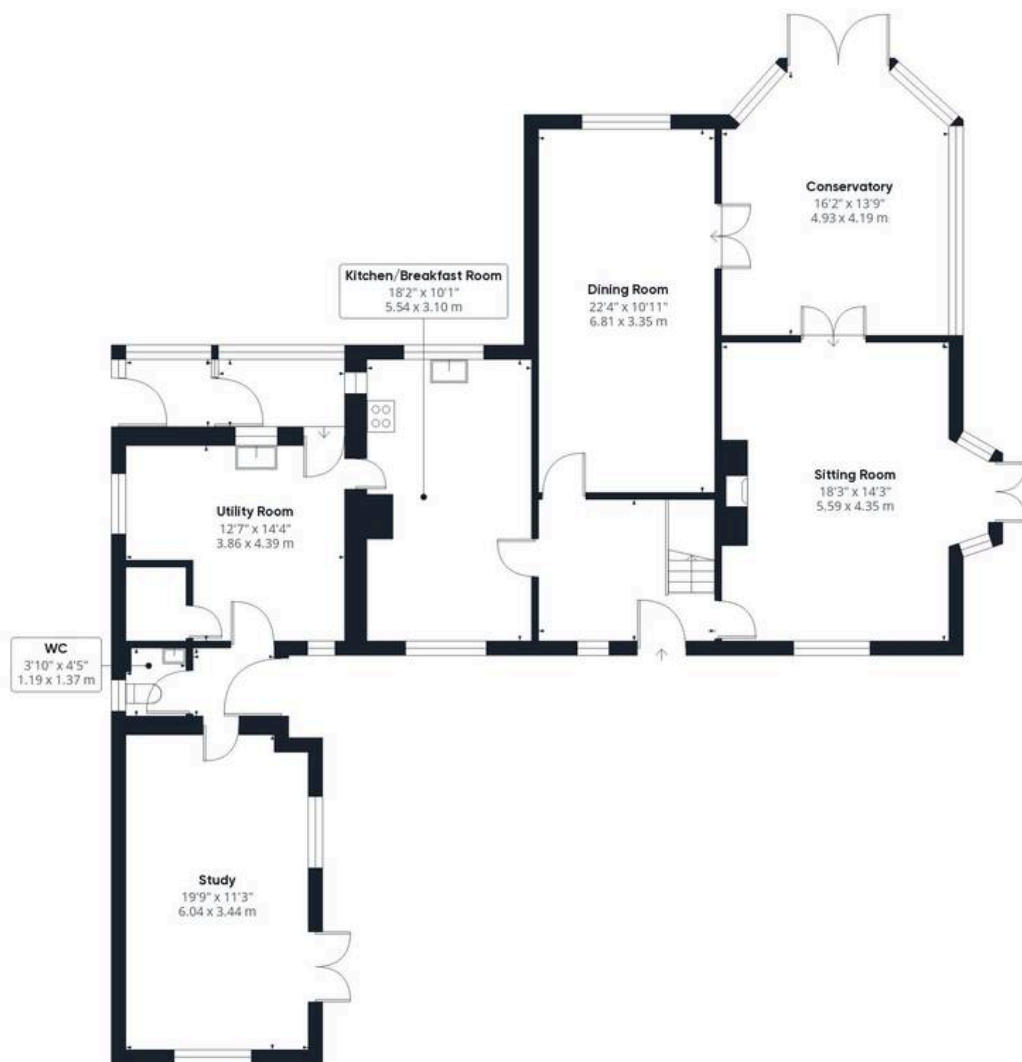




THE GREAT OUTDOORS

Rear gardens are split into two main sections, the first section being the formal gardens which are laid to lawn with the large block paved patio leading from the rear of the conservatory providing plenty of space for outside entertaining. The lawns are expansive and feature a purpose laid Croquet Lawn and space for other outside games. You will also find a range of various fruit trees in addition to a wide range of outbuildings. In total there are three generous timber built workshops and sheds with power, all of which provide excellent space for outside activities and storage. In addition to the array of sheds and workshops you will find a very impressive double sized storage barn with two sets of double doors offering power and light making this space absolutely ideal for storing vehicles, cars or farm machinery. The second part of the garden is accessed via large sets of agricultural style double gates and is an expansive paddock area approaching approximately an acre (stms) with an open aspect onto fields beyond. The paddock would be ideal for someone who keeps horses or livestock with the large outbuildings possibly providing stabling if required. Beyond the paddock there is a dense area of woodland which is also included within the boundary.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

2229.21 ft²

207.1 m²

(1) Excluding balconies and terraces

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for 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.