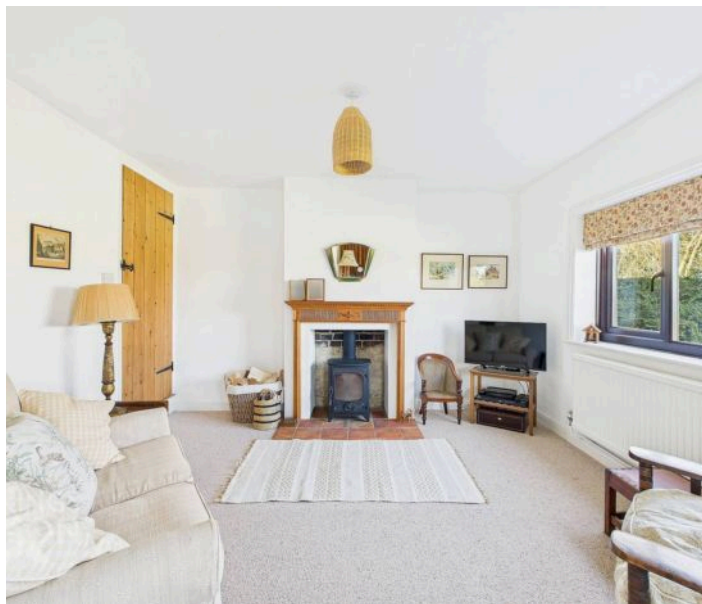




Spexhall - IP19 8QS





## Spexhall, Halesworth

Nestled in a STUNNING RURAL POSITION at the end of a 'no through road', offering captivating views of OPEN FIELDS, this FOUR BEDROOM SEMI-DETACHED HOME presents an idyllic retreat away from the hustle and bustle of every-day life. Embraced by an impressive 0.6-acre plot (STMS), the property has been extended over the years and boasts a layout that includes a WELCOMING reception room, a well-equipped spacious kitchen/dining room with an integrated dishwasher and space for white goods, and a boot room on the ground floor. Upstairs, there are FOUR AMPLE BEDROOMS, a family BATHROOM, a separate SHOWER ROOM, as well as a W/C providing comfortable living spaces. The property also features an INTEGRAL DOUBLE GARAGE with the potential for conversion into additional living accommodation (STP) if required or even to increase the ground floor footprint. A particular feature of this property is the magnificent plot and mature gardens offering plenty of space and options to include various outbuildings including a STUDIO/HOME OFFICE, lawns, mature fruit trees, vegetable garden, stunning covered veranda and plenty of DRIVEWAY PARKING all of which offer a perfect combination of country charm and modern convenience.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E



- Semi-Detached Family Home
- Stunning Rural Position
- Open Fields Views To All Aspects
- Impressive 0.6 Acre Plot (stms)
- Sitting Room & Spacious Kitchen/Dining Room
- Four Ample Bedrooms, A Family Bathroom, Separate Shower Room & Separate W.C
- Integral Double Garage With Potential For Additional Living Accommodation (stms)
- Various Outbuildings, Mature Gardens & Driveway Parking
- Timber framed Garden Room/Office With Power and Light

The small village of Spexhall is well located for both market towns of Halesworth and Bungay and is located just off the A144. With the coastline of Suffolk a 20 minute drive away, the market town of Halesworth is centred around a pedestrian precinct with a wide variety of independent shops. Halesworth has a primary school, library, arts centre, doctors surgery and a hospital. The town is also well served with transport communications having a railway station which offers a service via Ipswich to London Liverpool Street. Within the village you will also find a Public House and Primary School.

#### SETTING THE SCENE

At the end of the the rural no through road there is a gated access to the driveway providing plenty of driveway parking for multiple vehicles which in turn leads to the double garage with two up and over doors, power and light.





There is a covered passage leading to the rear as well as a door leading into the sitting room. The current vendors use the rear door into the boot room as the main entrance door. To the front there are further mature lawned gardens with hedging and gates to the side and rear garden.

#### THE GRAND TOUR

Entering via the door to the rear using the covered passage from the front driveway you will find an entrance boot room providing counter storage, space for white goods and the wall mounted oil fired boiler. This leads through to the kitchen with a range of solid wood base and wall level units with rolled edge worktops over. There is space for various white goods as well as space for a large double range style oven. The kitchen opens into the generous dining area and is flooded with natural light as well as a fireplace housing a wood burner. There is a larder as well as access to the sitting room to the front and to the rear hall. The sitting room is front facing with a dual aspect as well as door to the front if required. The sitting room also provides a fireplace with wood burner as well as stairs to the first floor landing. The rear hall off the dining room provides another access to the garden as well as a second staircase to the first floor landing.

Heading up to the first floor you will find four ample bedrooms as well as well as a family bathroom, a shower room and separate w/c. There are two landings, accessed by two staircases, generous built in cupboards in two of the bedrooms. Multi-aspect windows provide long distance views and a bright, airy atmosphere.

#### FIND US

Postcode : IP19 8QS

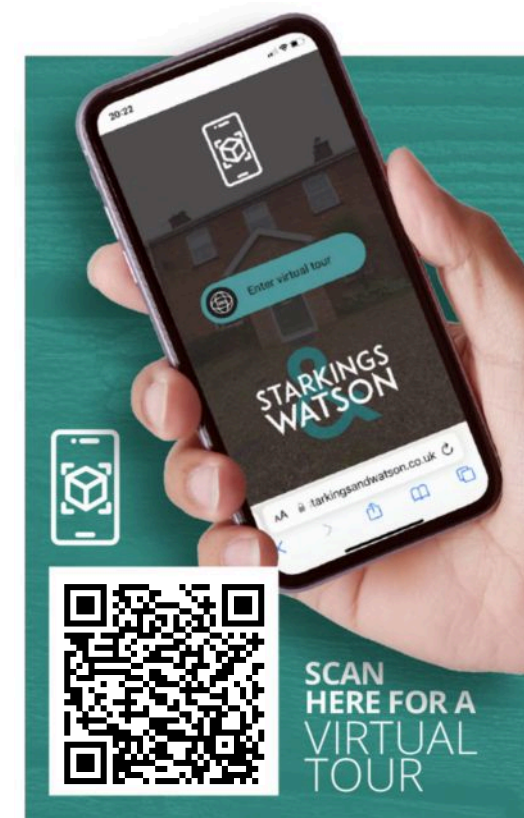
What3Words : ///truth.logbook.brew

#### VIRTUAL TOUR

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

#### AGENTS NOTES

Buyers are advised the property benefits from mains electricity and water. Central heating is providing by Oil with a recently installed sewerage treatment plant providing drainage. To the rear boundary there is the trainline linking Lowestoft/Beccles and Ipswich. The road is a 'no through road' leading only to the two cottages and access to the trainline beyond.







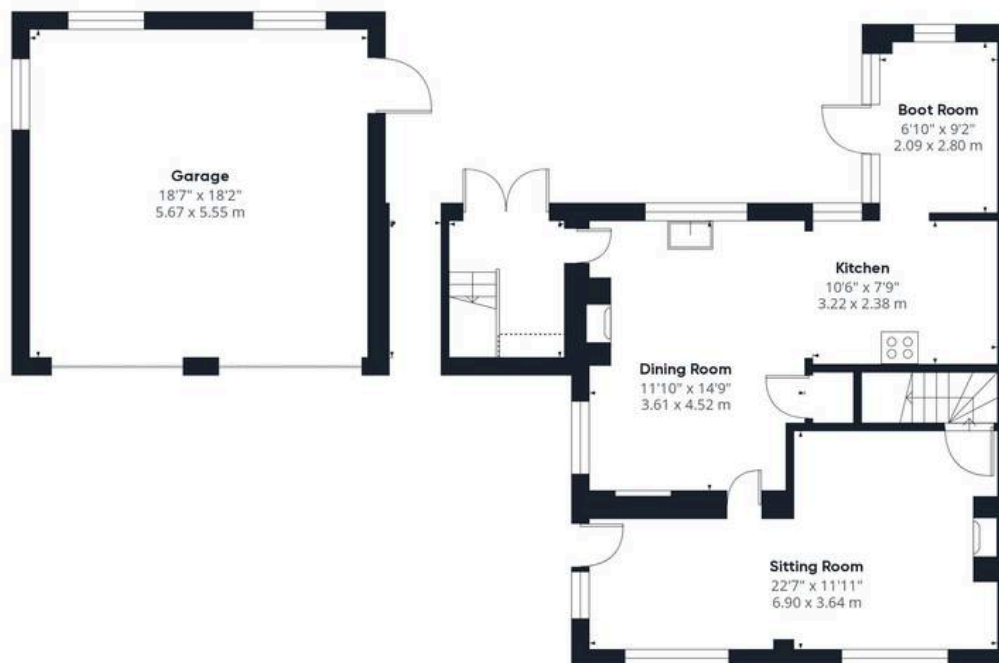


## THE GREAT OUTDOORS

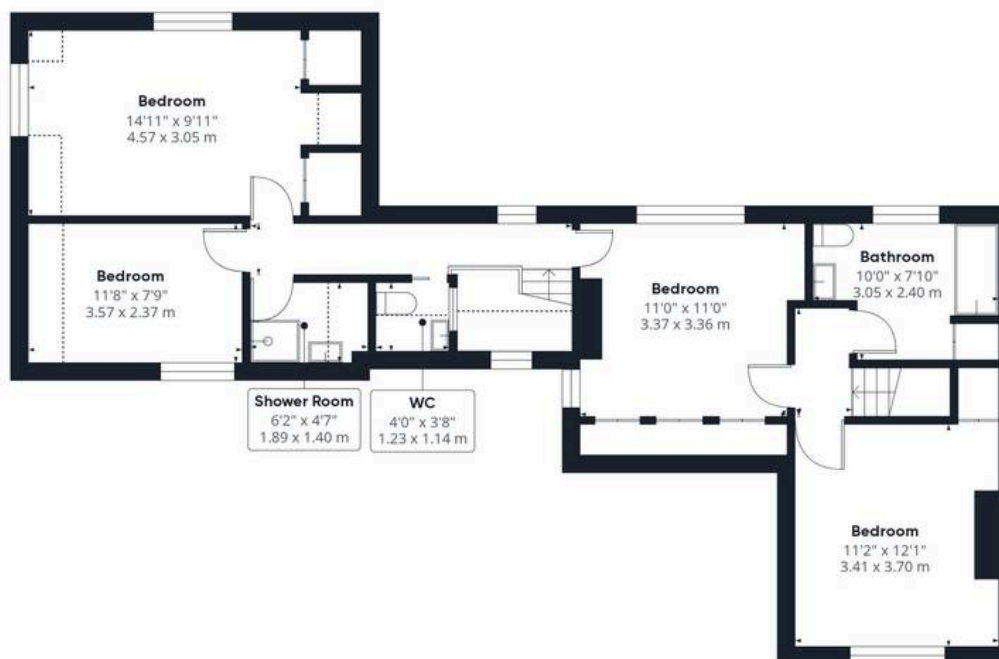
Enclosed by mature hedges and wire stock fencing, the stunning rural plot extends to almost 0.6 acres (stms) from front to back offering plenty of space for all the family to enjoy. There are gardens to the front but the majority of the plot is found to the side and rear. To the side section you will find an impressive vegetable garden with an array of fruit trees as well as paved patio area, various outbuildings to include a log store, workshop/tool shed, greenhouse and timber built studio/garden room ideal for home working, all of which have power and light. In addition to the lawns which wrap around from the side to the rear the pathway also flows nicely from the side to the rear. The rear section offers various paved seating areas to include a large patio as well as a stunning covered veranda leading off the rear of the house providing a cosy and welcoming space for summer or winter evenings. The veranda provides access to the double garage, the covered passage leading to the front as well as doors into the inner hall and the rear boot room. Leading up a set of steps from the veranda there are extensive lawns as well as mature trees, planting and bushes. You will also find a pond and wildlife areas with the train line beyond the rear boundary, which is surprisingly un-obtrusive and services a two-carriage local train infrequently.







Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1716.08 ft<sup>2</sup>

159.43 m<sup>2</sup>

**Reduced headroom**

49.67 ft<sup>2</sup>

4.61 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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.