



Tooks Common Lane, Ilketshall St. Andrew - NR34 8HS



Tooks Common Lane

Ilketshall St. Andrew, Beccles

NO CHAIN. Tucked in a NON-ESTATE SETTING, this magnificent detached home offers SUBSTANTIAL ACCOMMODATION of over 2490 sq. ft (stms), whilst enjoying a generous 0.26-ACRE PLOT (stms), whilst BACKING onto PICTURESQUE OPEN FIELDS to the rear. Step inside to discover a FLEXIBLE LAYOUT that offers the potential for an ANNEXE SPACE, perfect for accommodating extended family or guests. The interior has been TASTEFULLY UPDATED with NEW DECOR and FLOORING, replacement windows and doors, along with external rainwater goods. Prepare to be impressed by the GRAND HALL ENTRANCE, leading to FOUR RECEPTION ROOMS, including a sitting room with a feature fireplace housing an inset CAST IRON WOOD BURNER. The seamless indoor-outdoor flow is enhanced by BI-FOLDING DOORS from the sitting room and dining room opening onto the garden. Double doors lead to the SNUG/FAMILY ROOM, with a separate STUDY and WC. The KITCHEN offers EXTENSIVE STORAGE and is adjacent to the DINING ROOM for anyone wanting to CREATE OPEN PLAN LIVING. A further UTILITY ROOM doubles as a BOOT ROOM with a STABLE DOOR in the winter months. Upstairs, the GALLERIED LANDING leads to FIVE SPACIOUS BEDROOMS, along with a large study/landing area. The MAIN BEDROOM includes WARDROBES built-in and a LARGE EN SUITE, along with the FAMILY BATHROOM which includes a feature bath and shower. Outside, a gated driveway provides ample parking, leading to a DOUBLE GARAGE.



The REAR GARDEN is a haven for relaxation, enjoying a sun-soaked SOUTH FACING ASPECT, with an establishing lawn, complemented by a spacious patio accessed from the sitting room bi-folding doors.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain!
- Substantial Detached Family Home
- Approx. 2490 Sq. ft (stms)
- Occupying a 0.26 Acre Plot (stms)
- Flexible Layout with Annexe Potential
- Up to Four Reception Rooms
- Five Spacious Bedrooms & Large Study/Landing Area
- Gated Driveway with Ample Parking & Double Garage

The property is located in a rural setting on the edge of the village of Ilketshall 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.

SETTING THE SCENE

Approached via a timber five bar gate, a sweeping shingle driveway offers ample off road parking and turning space, leading to the main property and detached double garage. Twin gated access leads to the rear garden and storage area to the side of the property, with an open porch entrance taking you inside.



THE GRAND TOUR

Heading through the main entrance door, a welcoming meet and greet space can be found in the reception hall with wood effect flooring underfoot and stairs rising to the first floor galleried landing. With ample space for storage and soft furnishings, this light and bright room leads to the main reception and living spaces, along with the kitchen. To your left hand side as you enter, a ground floor W.C can be found with tiled walls and a two piece suite including wood effect flooring underfoot. The dual aspect sitting room has been updated and modernised to include a feature brick built fireplace with an inset cast iron wood burner with a tiled hearth and wood effect flooring flowing underfoot, along with a stylish cast iron radiator, front facing window and rear facing bi-fold doors. This light and bright room flows seamlessly into the outside space during the summer months, whilst double doors open up to the adjacent snug/family room providing a multitude of uses. The snug also leads off the hall entrance with fitted carpet underfoot and rear facing garden views. A separate study also leads off the hall entrance which is currently used as a gym area, with wood effect flooring underfoot, and a front facing window overlooking the driveway. The kitchen area offers huge potential whilst being fully fitted with an extensive range of built-in storage units, with space for a Rangemaster style electric cooker, sitting adjacent to a separate dining room. Potential exists to create open plan living if required whilst the kitchen also includes space for general white goods including an American style fridge freezer and dishwasher. A matching dresser style unit has been created to include glazed display units for further useful storage, whilst tiled splash-backs run around the work surface and wood effect flooring flows underfoot. The adjacent dining room offers dual aspect views to side and rear, with bi-folding doors opening up to the rear patio, with fitted carpet underfoot and a useful door leading to the separate utility room. This spacious room creates the ideal boot room during the winter months with a stable door from the main driveway, with ample space for coats and shoes. Tiled flooring can be found underfoot for ease of maintenance whilst the utility area includes work surface and storage space, with space for laundry appliances, floor standing oil fired central heating boiler and useful built-in storage cupboard.

Heading upstairs the galleried landing is complete with fitted carpet underfoot, large loft access hatch with a boarded storage space above, with doors leading to a secondary landing/study area, and bedroom accommodation. The main bedroom sits to one side with wood effect flooring underfoot and a feature cast iron style radiator with a front facing window and twin useful built-in storage cupboards providing wardrobe space. An en-suite leads off which has been well kept and includes twin sinks with vanity storage cupboard below and mirror above with spotlighting, and a large walk-in double shower cubicle including an Aqualisa power shower, tiled flooring underfoot and heated towel rail.

The smallest bedroom sits at the front and is currently used as a further study area but easily housing bedroom furniture if required, with a built-in cupboard to one side and wood effect flooring underfoot. The rear facing bedroom enjoys garden views, complete with built-in double wardrobe with storage above and fitted carpet underfoot. The family bathroom sits adjacent providing a spacious and inviting room with a four piece suite including a large corner shower with an Aqualisa power shower and raised bath area, with a double ended panelled bath with a mixer shower tap above, and built-in double airing cupboard with storage above. The secondary landing area provides a link to the extension to the side of the property whilst creating a snug or study space with fitted carpet underfoot, front facing window and built-in storage cupboard with further storage space above. Two further bedrooms lead off with the front facing bedroom being finished with fitted carpet and a built-in double wardrobe, whilst the rear bedroom includes fitted carpet, garden and field views beyond.

FIND US

Postcode : NR34 8HS

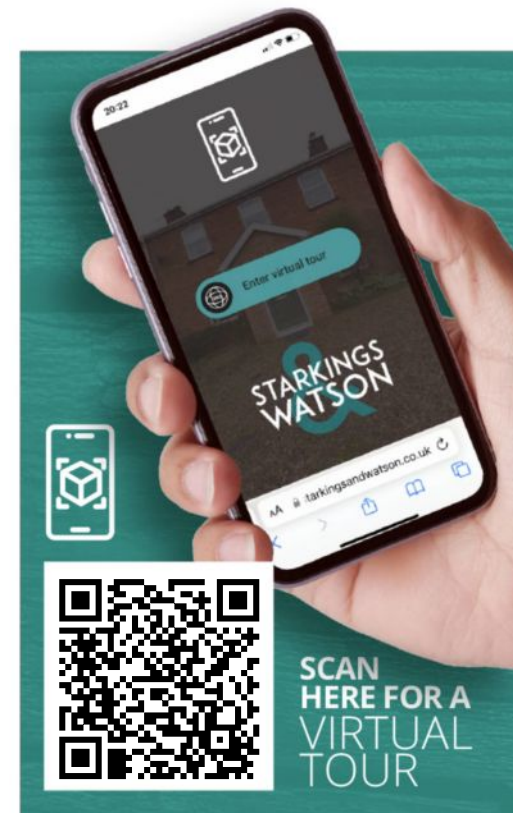
What3Words : ///warthog.joins.annual

VIRTUAL TOUR

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

AGENTS NOTES

The property benefits from solar panels producing in the region of £800 PA with some free electricity. The property also uses a sewerage treatment plan.



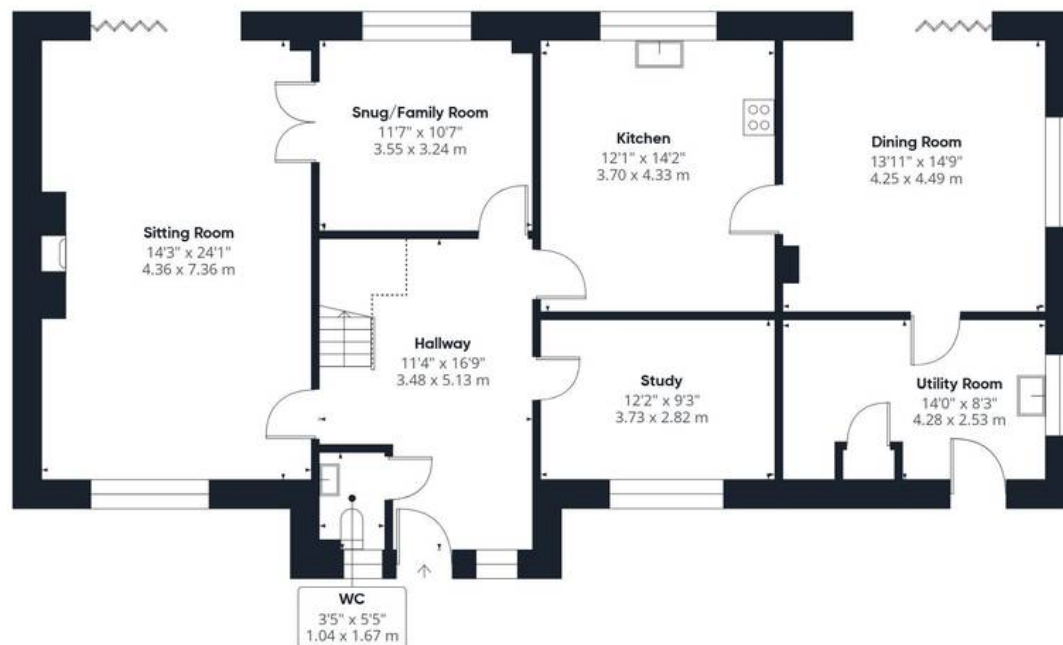




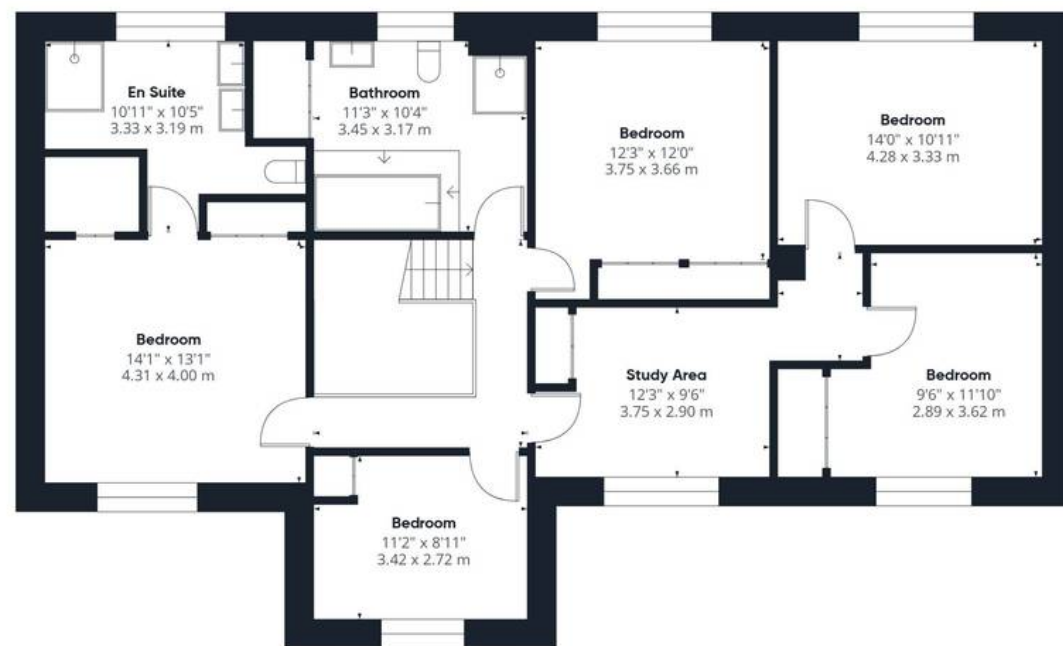
THE GREAT OUTDOORS

Enjoying a south facing aspect, the garden is mainly laid to lawn with a large patio seating area leading from the sitting room bi-folding doors. A range of mature planting and shrubbery encloses the patio area, with a secondary patio leading from the dining room bi-folding doors. Enclosed with new timber panelled fencing to one side and mature hedging opposite, the garden offers a variety of trees and planting with low level hedging giving a hint of the field views beyond the rear boundary. To the side of the property a low level brick wall encloses a storage area with a further lawned expanse and access to the double garage, complete with two up and over doors to front, lighting to the exterior, stable door to rear, storage above, power and lighting.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

2490 ft²

231.5 m²

Reduced headroom

24 ft²

2.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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