



St. Margaret South Elmham - IP20 0PJ



St. Margaret South Elmham, Harleston

Occupying a serene spot within an EXCEPTIONAL RURAL VILLAGE LOCATION, this DETACHED FAMILY HOME presents an idyllic retreat for those seeking a tranquil lifestyle. Boasting a generous accommodation of over 1600 SQFT (stms), this property offers a perfect blend of modern comfort and countryside charm. Upon entering, you are greeted by TWO IMPRESSIVE AND SPACIOUS RECEPTION ROOMS, one to the front and one to the rear with BI-FOLDS on the garden. There is a MODERN KITCHEN/BREAKFAST ROOM alongside a useful utility room and a conservatory beyond. The main part of the ground floor also offers an attractive wood flooring. Also found on the ground floor is a large bedroom and a separate shower room. The first floor hosts TWO SPACIOUS DOUBLE BEDROOMS and a bathroom alongside accessible loft space ideal for conversion (stp). The highlight of this property is undoubtedly the WONDERFUL PRIVATE REAR GARDEN providing a peaceful sanctuary with views stretching out over open fields. The garden offers a lot more space than you might expect with various patio areas ideal for outside entertaining. The views beyond the garden are just wonderful and are a real feature of the location. Completing this enticing package is plenty of DRIVEWAY PARKING to the front as well as a convenient garage.



Council Tax band: D
Tenure: Freehold
EPC Energy Efficiency Rating: D

- Detached Family Home
- Exceptional Rural Village Location
- Backing Onto Open Fields
- Accommodation Of Over 1600 SQFT (stms)
- Two Impressive Receptions & Kitchen/Breakfast Room
- Three Double Bedrooms & Two Bathrooms
- Wonderful Private Rear Garden With Fields Beyond
- Plenty Of Driveway Parking & Garage

The Village of St Margaret South Elmham is in a great spot. Set almost equidistant from Bungay, Harleston and Halesworth, each being only 5-7 miles away, you are spoiled for options when shopping. The historic city of Norwich is only around a 35 minute drive which offers several shopping centres, department stores, cinemas and theatres. For those who enjoy the sea, the Heritage Coast is easily reached, offering some beautiful destinations for a day trip like Snape, Southwold and Thorpeness. By Car the A12 and A11 are easy to connect with leading you out of the County. Train services from Halesworth connect to London Liverpool Street via Ipswich.

SETTING THE SCENE

Approached via a hard standing driveway to the front there is an attractive picket fence enclosing the frontage with a large shingled driveway providing plenty of parking off road. The driveway leads to the single garage to the side as well as to the main entrance door at the front into the porch. There is a side passage from the front to the garden beyond.



THE GRAND TOUR

Entering the house via the main entrance door to the front you will find a useful entrance porch with space for coats and shoes. This opens into the main hallway with stairs to the first floor as well as understairs storage. The first room to the front is the main sitting room with plenty of natural light and wood flooring. The kitchen can be found to the rear with a range of modern wall and base level units and solid worktops over as well as a breakfast bar island. There are integrated appliances including a dishwasher, fridge/freezer and space for a large free standing range style oven. The kitchen provides access to both the conservatory to the rear and to the separate utility. The conservatory provides a useful extra seating area overlooking the garden. The utility provides a second sink and space for white goods. Off the hallway once again you will find the ground floor shower room with a shower, w/c and hand wash basin. Adjacent is the very impressive dining/family room with bi-folds onto the garden as well as double doors. To the front of the house is the ground floor bedroom with a wide range of fitted wardrobes.

Heading up to the first floor landing you will find two bedrooms and a bathroom. The bedroom to the left provides a range of fitted furniture as well as velux windows to the rear and access into the large loft space ideal for conversion (stp). The bedroom at the other end offers a Dormer window to the front and fitted furniture as well as eaves storage with the tiled bathroom comprising a shaped bath with shower over, w/c and hand wash basin.

FIND US

Postcode: IP20 0PJ

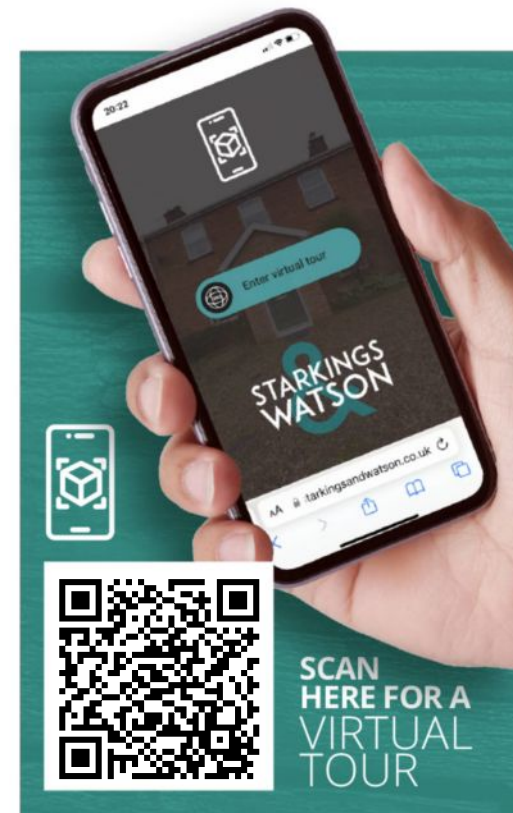
What3Words : ///echo.scorching.outbound

VIRTUAL TOUR

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

AGENTS NOTE

Buyers are advised of the following details. Drainage is private via a septic tank, mains electricity and water are connected with heating provided by Oil.



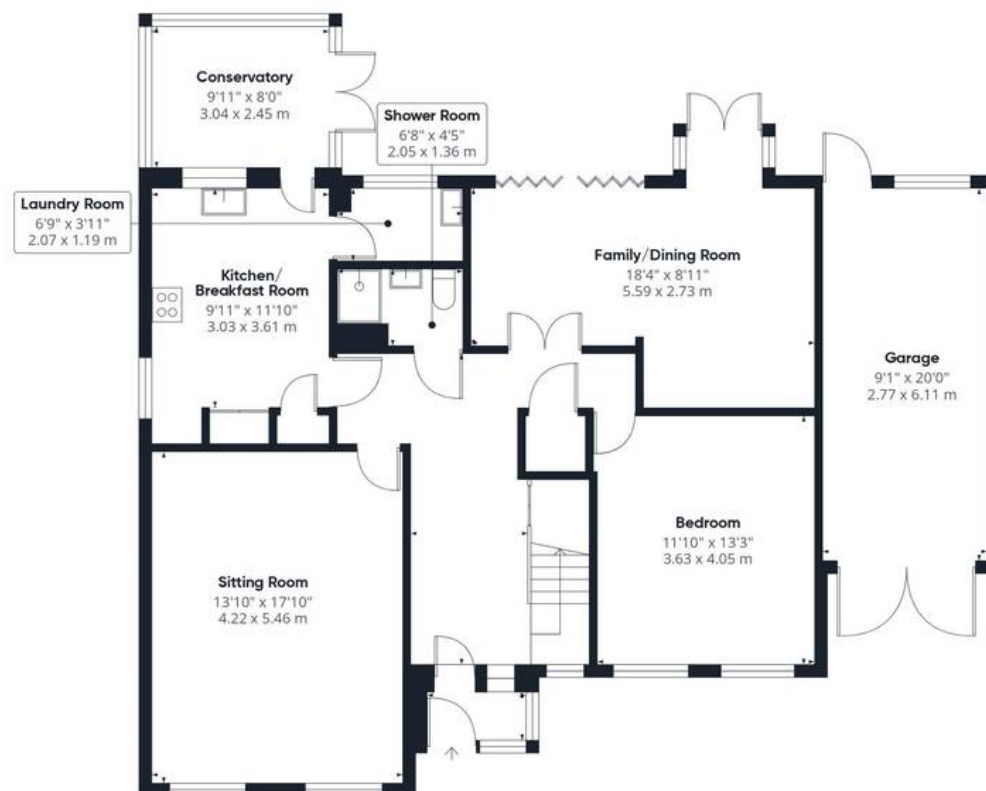




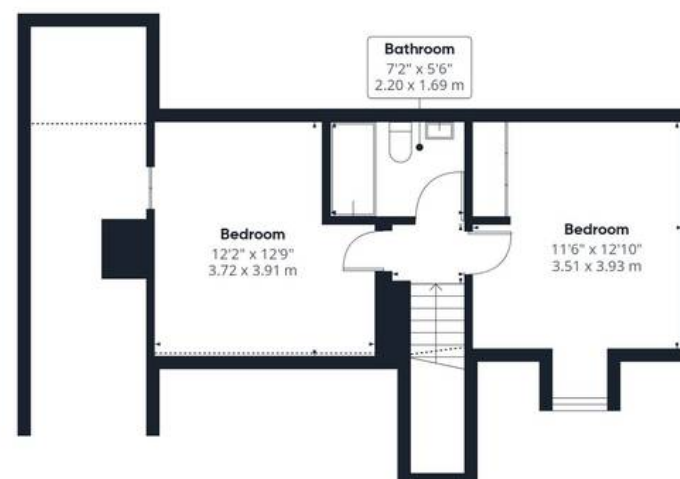
THE GREAT OUTDOORS

The attractive rear garden provides wonderful views over the fields to the rear. There is a large paved patio to the rear of the house ideal for entertaining as well as a further patio area. There is a door from the garden to the rear of the garage. The lawns are generous and span either side of the central pathway with well stocked planting borders, mature trees and shrubs. To the bottom of the garden is a picket fence with views over the fields beyond.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1628 ft²

151.2 m²

Reduced headroom

4 ft²

0.4 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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