



Hinderclay Road, Redgrave - IP22 1SA



Hinderclay Road

Redgrave, Diss

Located on the edge of the picturesque village of Redgrave lies this IMPRESSIVE FOUR BEDROOM DETACHED FAMILY HOME, offering a sanctuary of tranquillity with a SEMI-RURAL LOCATION. Boasting accommodation extending to approximately 1650 sqft (STMS), this well-appointed property features THREE RECEPTION ROOMS including a conservatory extension, FOUR LARGE BEDROOMS, and TWO BATHROOMS. Set on a generous plot of 0.37 acres (STMS), the residence enjoys a wealth of natural light and ample living space perfect for family living. The property is further enhanced by the inclusion of SOLAR PANELS TO THE FRONT ASPECT, providing both eco-friendly benefits and cost-saving advantages. Externally you will find plenty of DRIVEWAY PARKING to the front as well as detached single garage. To the rear is the PRIVATE and well established lawned gardens providing plenty of space for entertaining including a large timber studio/games room. Benefitting from the location with a plethora of walks close by, this property encapsulates the essence of countryside living while maintaining modern comforts.

Council Tax band: E

Tenure: Freehold



- Impressive Detached Family Home
- Semi-Rural Location On The Edge Of Redgrave
- Accommodation Extending To Approximately 1650 SQFT (stms)
- Three Receptions With Conservatory Extension
- Four Bedrooms & Two Bathrooms
- Solar Panels
- Generous Plot Of 0.37 Acres (stms)
- Plenty Of Driveway Parking & Garage

The charming and picturesque village of Redgrave sits within a 25 minute drive from Bury St Edmunds and is only 6 miles from the popular market town of Diss. With open countryside walks this village offers a beautiful lifestyle for a variety of buyers and offers a village public house, shop, church and playing fields. The neighbouring village of Botesdale offers Primary schooling and other everyday amenities including: health centre, supermarket, newsagent and public houses.

SETTING THE SCENE

Approached via the Hinderclay Road you will find a wide shingle driveway providing ample off road parking for numerous vehicles to the front as well as expansive lawns with mature front gardens offering trees, shrubs and hedging. The driveway also gives way to the detached single garage with an electric roller door as well as secure five bar gated access leading to the rear garden. The main entrance door can be found to the front of the house which is partially covered.



THE GRAND TOUR

Entering through the main entrance door you will find a welcoming hallway with attractive cushioned flooring and stairs to the first floor landing. The first room on the right way around the corner is the study room with a window facing frontwards creating an ideal home office or potential playroom. The well fitted kitchen is found to the rear of the house with a range of wall and base level solid wood units and granite worktops over. The kitchen provides a larder storage cupboard as well as space for a large double range cooker, integrated dishwasher, butler ceramic sink and an access into the separate utility room. The utility room provides a further range of wall and base level units with rolled edge work surfaces over as well as the oil fired boiler, space and plumbing for washing machine and further white goods and there is a separate sink and drainer. The utility also provides access to the side driveway as well as to the downstairs w/c. Conveniently the kitchen provides access to the large L-shaped sitting/dining room with the dining area coming first flowing into the wonderful sitting room with a triple aspect including two feature porthole windows to the side. The sitting room also offers a brick built fireplace housing a multi fuel burner and another door that leads back round to the entrance hallway to the front. Via a set of double doors you will find access into the extended conservatory. The conservatory provides lovely views of the rear garden as well as double doors leading out to the garden. Heading up to the first floor landing you will find a very bright and spacious space providing loft hatch access and access to all bedrooms as well as the bathroom and double fitted storage cupboards. The first bedroom to the right is a comfortable double with a range of fitted bedroom furniture. You will find the main double bedroom behind and located to the rear overlooking the garden with the benefit of an en-suite shower room which has been finished to a modern standard and is fully tiled with WC hand wash basin within vanity unit as well as double shower. The family bathroom which is adjacent has been recently refitted to a high specification with large double walk in rainfall shower, aqua board splashbacks, feature towel rail, hand wash basin set within a large storage vanity unit and W/C as well as an LED backlit mirror/storage cabinet. The two further double bedrooms can be found at the far end of the hallway with one to the front and one to the back - they both benefit from having built in wardrobes.

FIND US

Postcode : IP22 1SA

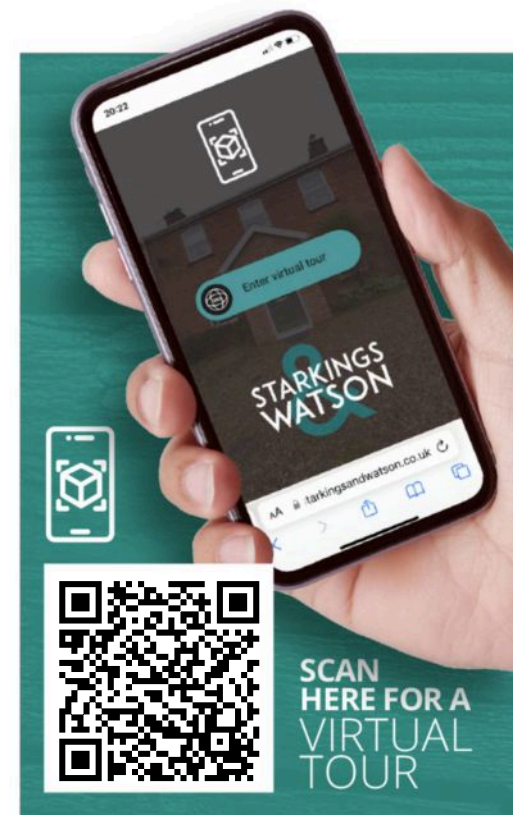
What3Words : ///acclaim.yummy.intruding

VIRTUAL TOUR

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

AGENTS NOTE

Buyers are advised the property benefits from Solar Panels to the front aspect. Mains electricity and water are connected. Heating is provided by oil and drainage is private via a septic tank.



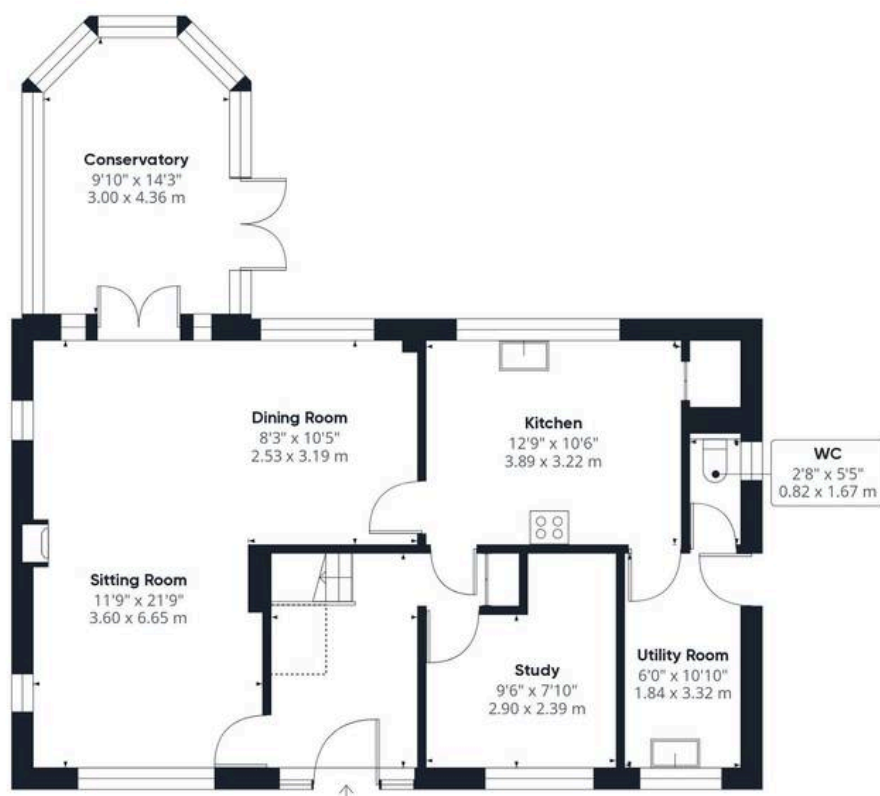




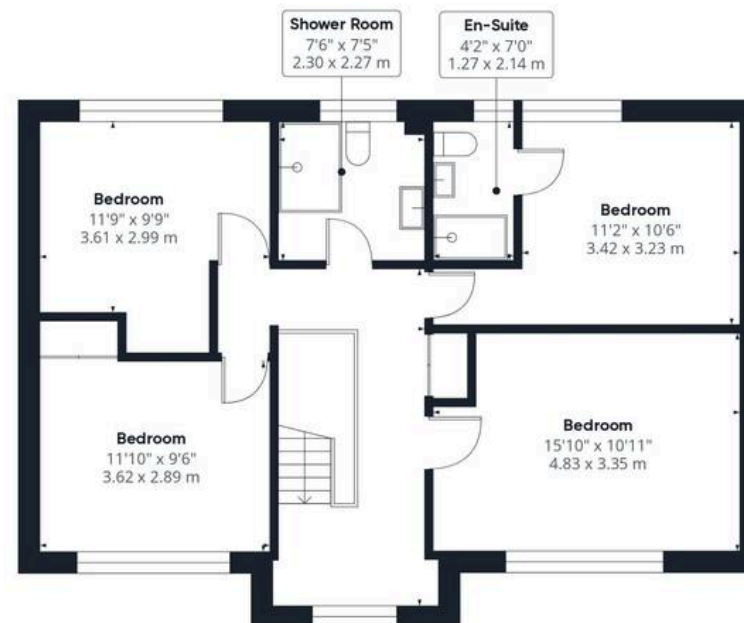
THE GREAT OUTDOORS

The property offers an impressive and private garden space with the majority of garden found to the rear of the house. You will find a large block paved patio to the rear of the house with plenty of space for table and chairs and entertaining space. To the side of the house there is a shingled and partially covered area providing another private space for seating as well as storage buildings and log store. The main section of garden is laid to lawn with a variety of mature trees and shrubs and planting areas providing interest and screening. Via a pergola you will find another area of garden to the very rear which houses a detached timber built summer house with power and light providing an excellent space for home working or extra bedroom space. Adjacent you will find an external bio w/c. The garden is enclosed with timber fencing and backs onto open space beyond with a plethora of walks and bridleways close by. The garden also provides secure gated access to the driveway to the front.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1656.68 ft²

153.91 m²

Reduced headroom

9.66 ft²

0.9 m²

(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.

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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 and 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.