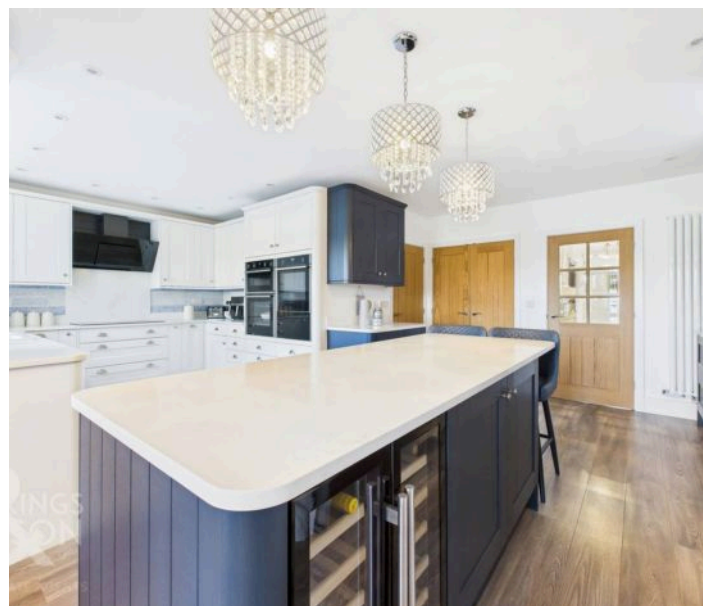
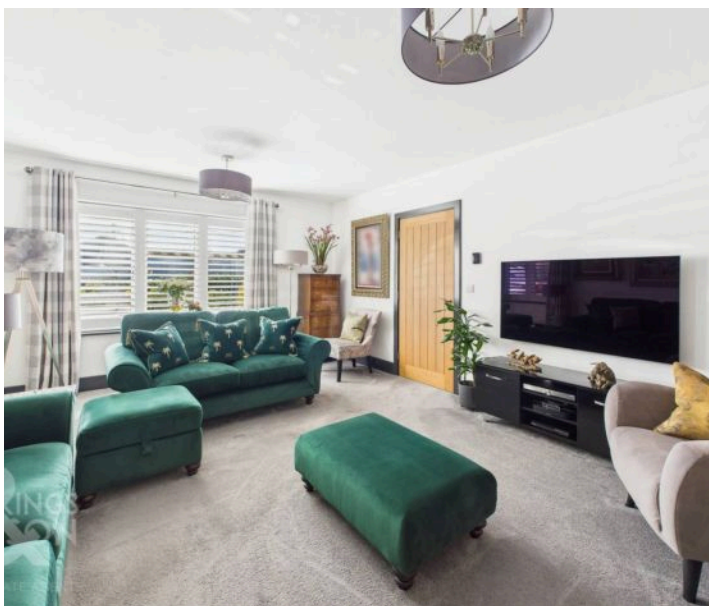




High Road, Bressingham - IP22 2AU



High Road

Bressingham, Diss

This exceptional NEWLY BUILT FOUR BEDROOM DETACHED HOME overlooking OPEN FIELDS is situated in a TRANQUIL AND SMALL bespoke development of just 4 homes in the village Bressingham. This stunning house offers a unique living experience having been extended to provide a spacious footprint over 1900 SQFT with an upgraded and high-spec finish throughout. The OPEN PLAN kitchen/breakfast room seamlessly flows into the extended dining space which opens onto the garden, creating a perfect hub for family gatherings and entertaining. There is a separate utility room, access to the integral garage, a w/c and the wonderful sitting room to the front with a WOODBURNER. The property features FOUR WELL APPOINTED BEDROOMS as well as three luxurious bathrooms, ensuring comfort and convenience. Worthy of note is the fully landscaped rear garden that backs onto fields, providing a serene and picturesque backdrop. Modern air source heating adds to the property's efficiency, creating a sustainable living environment. With a single garage and driveway parking and a detached timber built studio/home office with w/c, this property is beautifully presented inside and out, offering a modern lifestyle in a tranquil setting.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Exceptional Newly Built Home
- Small, Bespoke Development Of Just 4 Homes
- Extended Footprint & High Spec Finish
- Open Plan Kitchen Breakfast Room and Dining Space
- Four Bedrooms & Three High Spec Bathrooms
- Fully Landscaped Rear Gardens Backing Onto Fields
- Single Garage & Driveway Parking
- Modern Air Source Heating
- Beautifully Presented Throughout
- Sought After Village Location

The village of Bressingham is a typical rural village, with various country roads offering local amenities including a church, village shop and school, all within a short drive or brisk walk. The village is also the home to the Bressingham Steam Museum and Gardens which is a short walk away. For wider facilities the market town of Diss is about two miles to the east providing a good array of local and national shops, schooling to sixth form level, health centre and excellent transport links with a mainline rail station on the Norwich to London Liverpool Street line.

SETTING THE SCENE

Approached via the small and quiet cul-de-sac you will find a shared approach with the four dwellings, which leads onto the private block paved driveway providing ample off road parking.



This in turn leads to the integral single garage with electric roller door as well as the main entrance to the front which is covered with an oak framed porch. There is also gated side access leading to the garden. To the front there is also a front lawned garden with trees and hedging.

THE GRAND TOUR

Entering via the main entrance door you are greeted by a stunning hallway with stairs to the first floor, understairs storage and the w/c. The first room to the right of the hallway is the sitting room with a dual aspect, fitted blinds and a brick fireplace housing a woodburner. To the rear of the house there is the open plan kitchen/dining area as well as the utility room. The utility room offers a range of units both wall and base as well as solid worktops over and space and plumbing for washing machine and tumble dryer as well as integrated fridge/freezer. A door leads from the utility straight into the garage. The stunning kitchen has been improved and upgraded by the current owners creating more storage as well as a wonderful central island/breakfast bar. The kitchen features a range of wall and base units with granite worktops over as well as a range of integrated appliances to include, two eye level ovens, separate grill and warming draw, dishwasher, induction hob and extractor fan, microwave, wine fridge, Quooker boiling tap, and space for double American fridge/freezer. Off the kitchen you will find the extended dining room with bi-folds leading onto the rear garden as well as vaulted ceiling.

Heading up to the first floor you will find a total of four double bedrooms with the principal bedroom benefitting from French windows and glass Juliet balcony providing a lovely field view in addition to the dressing area and en-suite which comprises of WC, hand wash basin and bidet. Bedroom two also benefits from a re-fitted en-suite shower room. Bedroom three is currently being used as a study with fitted cupboards and bedroom four is used as a dressing room with floor to ceiling fitted wardrobes. The family bathroom comprises of bath with shower over, shower unit with rainfall shower head, W/C and hand wash basin set within a vanity unit.

FIND US

Postcode : IP22 2AU

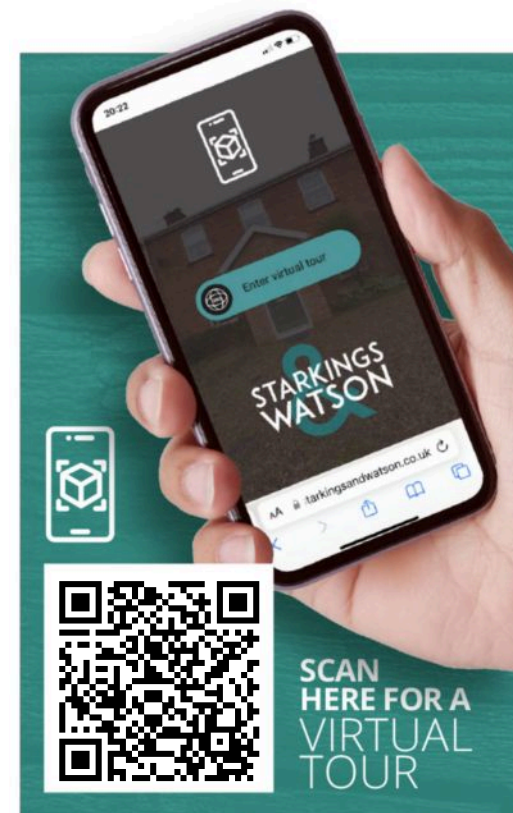
What3Words : ///embers.outbound.offline

VIRTUAL TOUR

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

AGENTS NOTES

Buyers are advised there are mains services to include water, electricity, drainage with central heating provided by air source heat pump with underfloor heating to the ground floor.







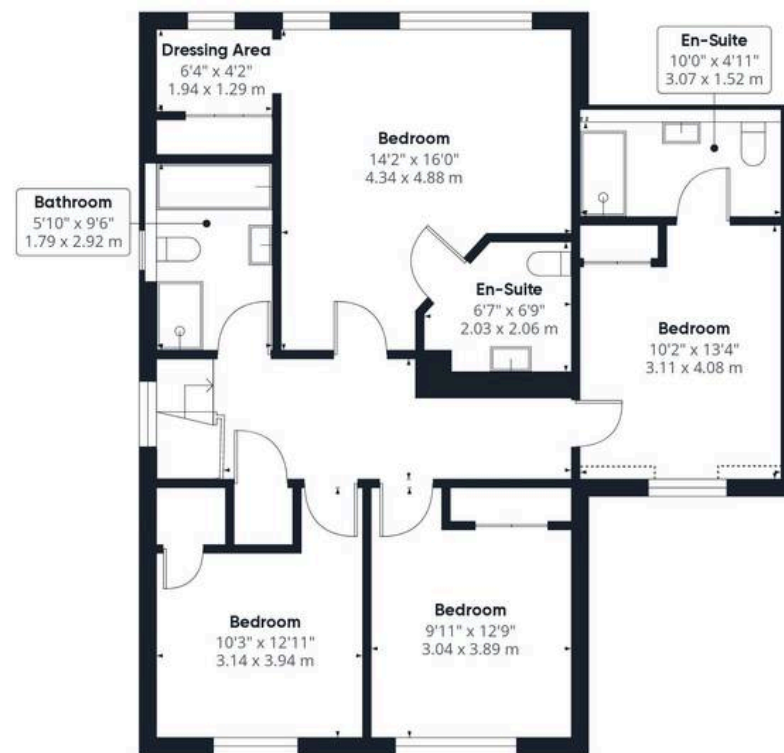
THE GREAT OUTDOORS

The beautifully kept rear garden is accessed via a side gate from the frontage or via the doors in the dining room and is mainly laid to lawn with a brick weave area and large patio ideal for outdoor dining and entertaining. Beyond the garden is a stunning aspect onto open fields beyond over the fence. Also within the garden there are raised planting beds, trees and shrubs as well as a large timber built summer house which has power and light and has been partly converted to offer a home office space with the addition of a cloakroom. This space is ideal for a studio, extra bedroom or fantastic home office.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1919.08 ft²

178.29 m²

Reduced headroom

5.31 ft²

0.49 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.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

Unit 2 Carmel Works, Park Rd, Diss - IP22 4AS

01379 450950 • diss@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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.