



Short Green, Winfarthing - IP22 2EE



Short Green

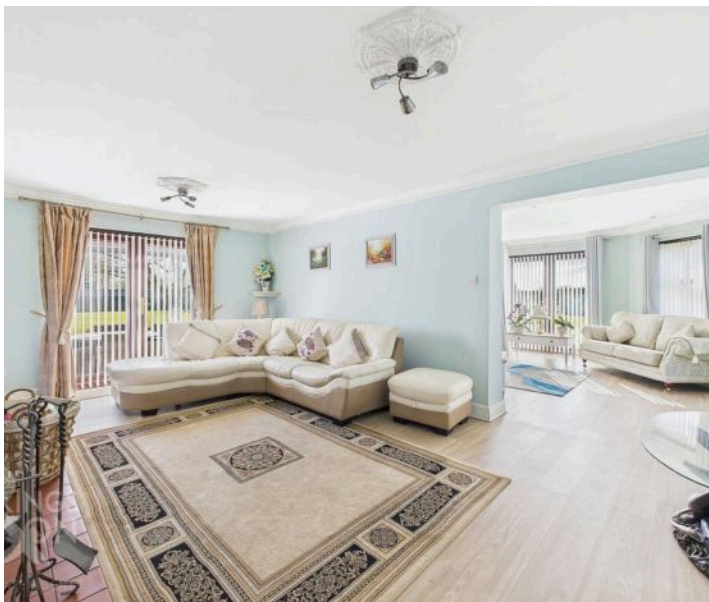
Winfarthing, Diss

This substantial DETACHED FAMILY HOME is a true gem having been extended offering approximately 2500 sqft (stms) of luxurious living space. Boasting FOUR IMPRESSIVE RECEPTION ROOMS, a well-equipped kitchen, and a large utility room and w/c, the ground floor provides ample space for entertaining guests or simply enjoying quality family time. Over the ground and first floors there are FIVE GENEROUSLY SIZED BEDROOMS and THREE BATHROOMS, including an ANNEXE POTENTIAL on the ground floor within the garage conversion. The house with current layout offers a great amount of flexibility and versatility to cater to various lifestyle needs. Set on a WONDERFUL MANICURED RURAL PLOT of almost 1 ACRE (stms) with far-reaching FIELD VIEWS, this home provides a picturesque setting for those seeking tranquillity and natural beauty. Enjoy the best of both worlds with the peace and quiet of rural living, yet still being within close proximity to the amenities of Diss. Added benefits include a VAST SWEEPING SHINGLED DRIVEWAY with ample parking, newly installed sewerage treatment plant and 4KW of SOLAR PANELS generating income.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

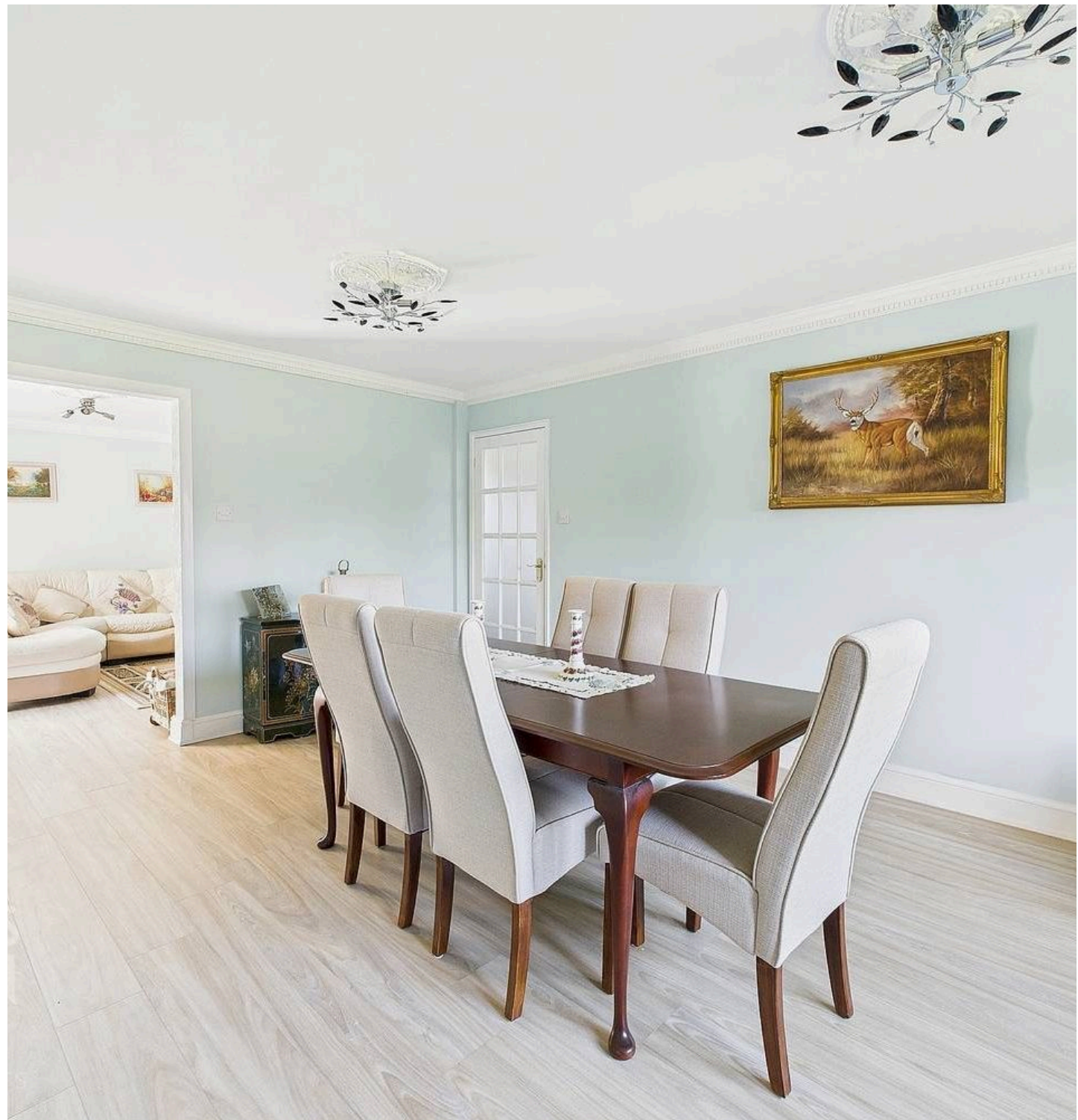


- Substantial Detached Family Home
- Approximately 2500 SQFT Internally (stms)
- Four Impressive Reception Rooms
- Kitchen & Large Utility Room
- Five Bedrooms & Three Bathrooms In Total
- Annexe Potential To Ground Floor Within Garage Conversion
- Wonderful Rural Plot Of Almost 1 Acre (stms)
- Far Reaching Field Views
- Close Proximity To Diss

The property is located within the sought after and semi-rural village of Winfathing just a few miles north of the market town of Diss. The village of Winfathing is a small village with a good sense of community with a local pub and primary school and the town of Diss offers a wide range of local shops and amenities, mainline railway station which has regular services connecting to London, Liverpool Street and Norwich. The town offers an extensive range of amenities and facilities and is only 23 miles to the south of Norwich and 25 miles to the north of Ipswich

THE GRAND TOUR

Entering via the main entrance door to the front you will find a welcoming hallway with stairs to the first floor landing with built in storage. To the left of the hall is the front facing dining room, an impressive room excellent for family gatherings. This in turn opens into the sitting room with a brick built fireplace housing an inset woodburner as well as doors opening onto the side terrace. Beyond the sitting room is a garden room with lovely views of the garden as well as doors leading out. Off the hallway in the other direction is the kitchen/dining room, an impressive space with dual



aspect and plenty of space for a large table to the front. The kitchen offers a range of wall and base level units with wooden worktops over. There are integrated eye level double ovens, induction hob, dishwasher and space for double fridge/freezer. The kitchen provides access to the large separate utility room with a door out to the rear garden. There is a w/c off the utility as well as a range of wall and base level units with solid worktop over and space for various white goods. The dining area leads through to the converted garage area with the possibility of annexe usage. Currently this recently converted and very generous space provides a dressing area/reception space as well as an impressive ground floor bedroom with doors opening onto the garden and a stunning en-suite bathroom. The en-suite provides his and hers vanity units, feature bath and separate double shower cubicle. Heading up to the first floor landing you will find four ample bedrooms three of which have fitted wardrobes. Three bedrooms are found to the left of the landing including the master bedroom which benefits from a dressing area with doors leading onto the terrace overlooking the rear garden as well as an en-suite shower room with his and hers sinks and a shower. There is another double bedroom and the family bathroom to the other end of the landing with a bath and shower over.

FIND US

Postcode : IP22 2EE

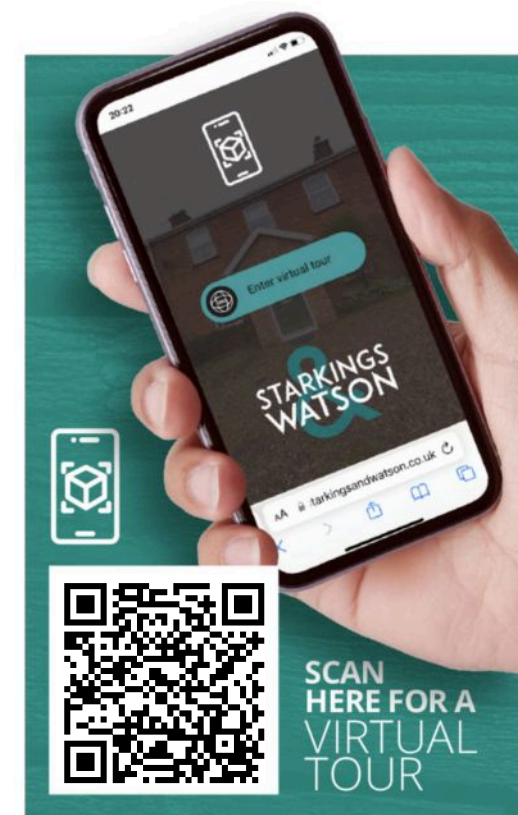
What3Words : ///furnish.victory.unstated

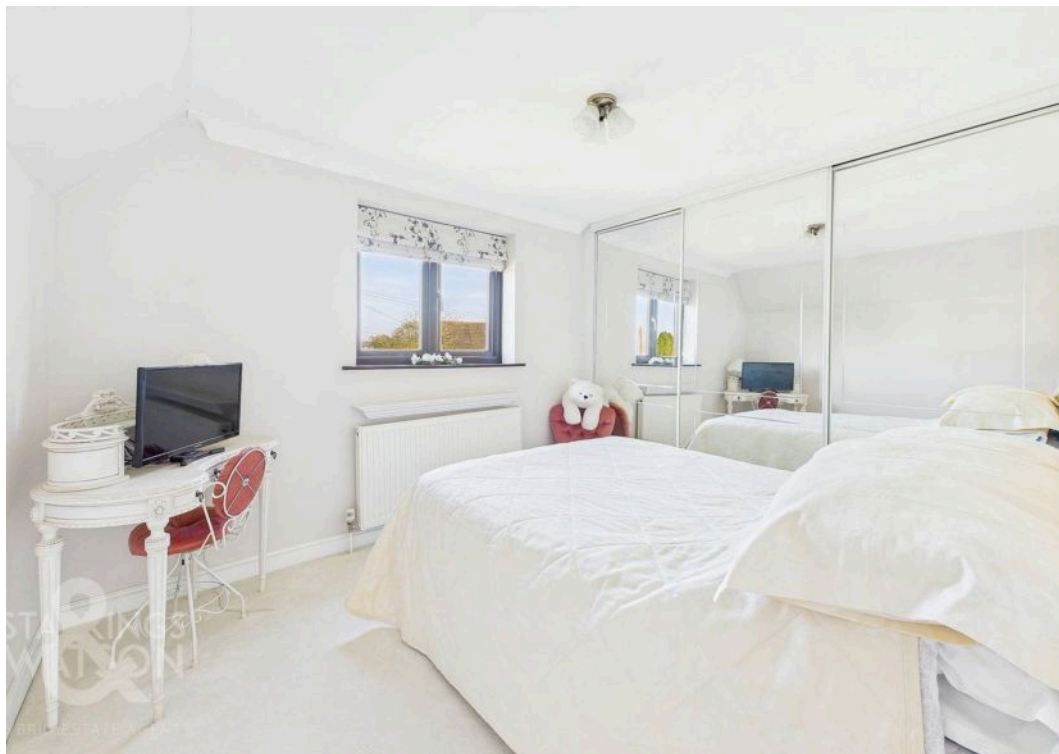
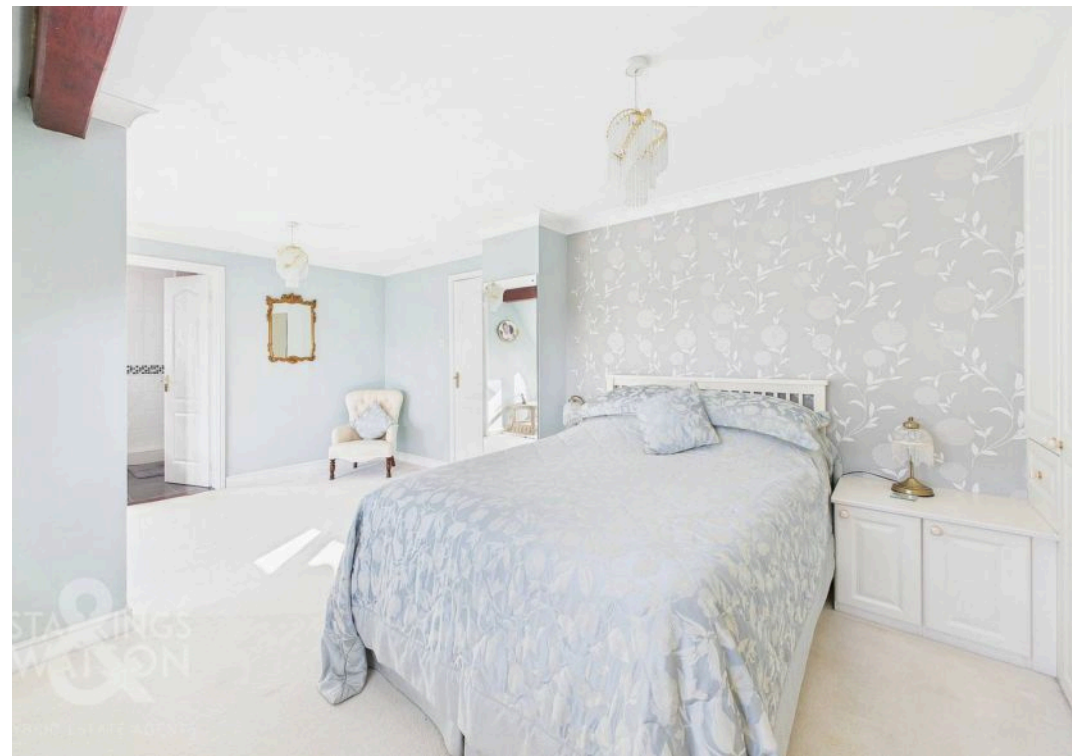
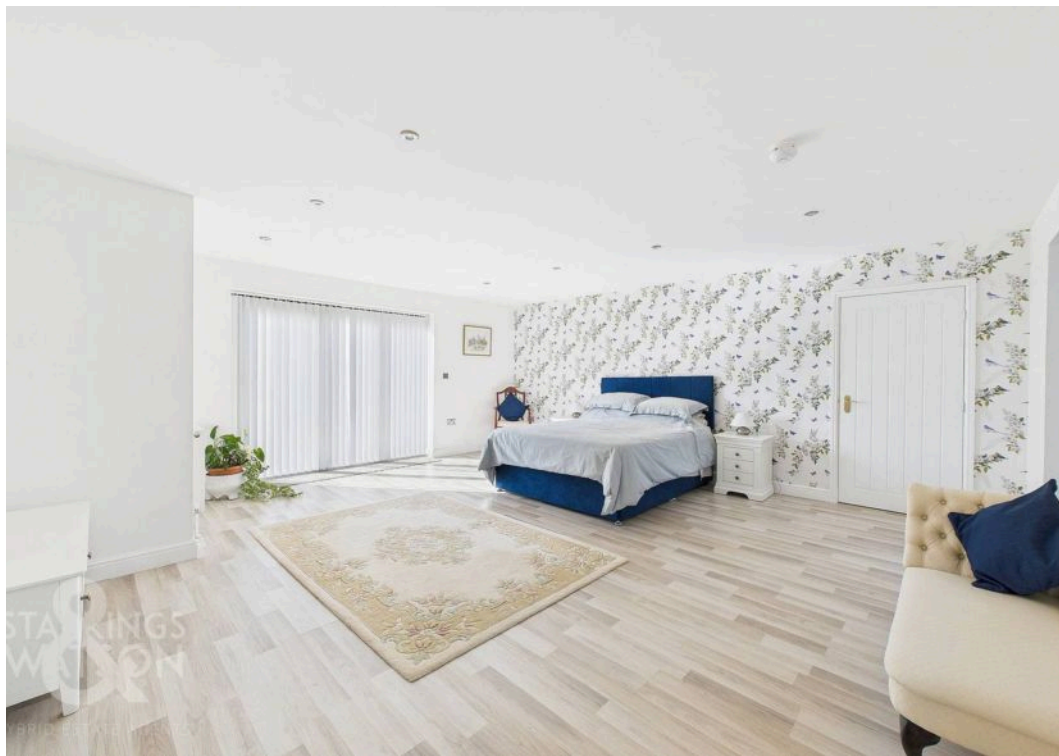
VIRTUAL TOUR

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

AGENTS NOTES

Buyers are advised the property benefits from 4KW of solar panels to the rear roof generating an annual income of approx £1250. There is mains electricity and water connected as well as oil fired central heating and a newly installed sewerage treatment plant for drainage.



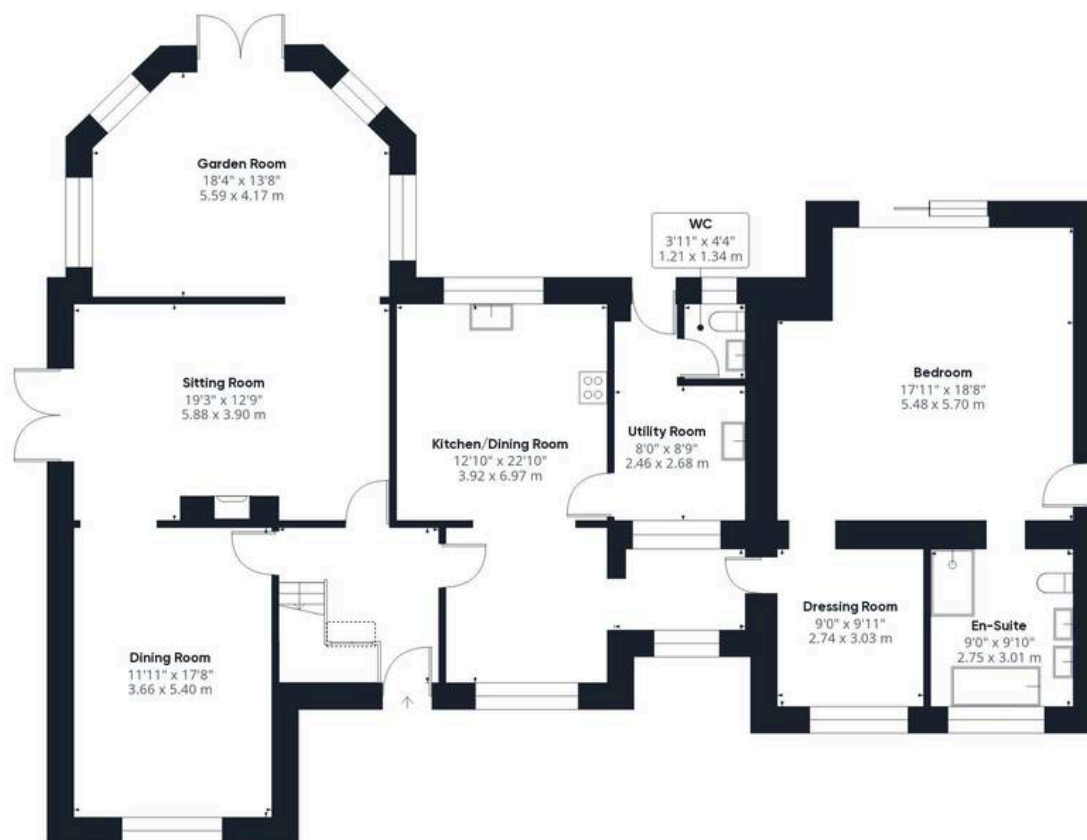




THE GREAT OUTDOORS

The property benefits from a wonderful plot of 0.83 Acres (stms). From the frontage you will find gated access to both sides of the house leading to the rear garden. The rear gardens are mainly laid to lawn with plenty of space for all the family to enjoy with a variety of mature trees, plants and shrubs. You will find a large paved patio, timber built summer house and greenhouse as well as a pond. With such a generous plot as well as an open aspect to the rear onto farmland you get a real sense of space and rural living making it an ideal property for those wishing to enjoy the countryside but also be within a few miles of Diss.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

2452.13 ft²

227.81 m²

Balconies and terraces

222.38 ft²

20.66 m²

Reduced headroom

31.88 ft²

2.96 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



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