



The Street, Fersfield - IP22 2BL

**STARKINGS
WATSON**

HYBRID ESTATE AGENTS



The Street

Fersfield, Diss

Introducing this exceptional FOUR BEDROOM DETACHED House, a striking Former CHAPEL CONVERSION dating back to 1870 nestled in a serene rural position with breath-taking FIELD VIEWS. Beyond the charming exterior, you will find a plethora of contemporary features inside. The property boasts a SPACIOUS OPEN PLAN reception space with ample room for sitting and dining with a wood flooring running throughout, ideal for modern living and entertaining. The heart of the home is undoubtedly the wonderfully fitted BESPOKE KITCHEN, a culinary haven for any aspiring home cook. On the ground floor you will also find two oil fired wood burners. Offering versatile accommodation over the two floors, there is the potential of FOUR BEDROOMS, accompanied by two bathrooms and a convenient utility room. The ground floor bedroom/bathroom/utility and garage area has the clear potential to be made into an annexe if required (stp). A real selling point is the potential of countryside living within this unique rural setting, where tranquillity and sophistication converge seamlessly. The gardens offer a SOUTH FACING ASPECT with plenty of space to be enjoyed including, lawns, patio areas and a TIKI HUT with FIELDS BEYOND.



- Detached Former Chapel Conversion
- Rural Position With Stunning Field Views
- Open Plan Reception Space
- Wonderful Bespoke Fitted Kitchen
- Four Bedrooms Over Two Floors
- Two Bathrooms & Utility Room
- Wrap Around South Facing Gardens
- Annexe Potential, Garage & Car Port

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

Situated within the village of Fersfield with only a handful of neighbours nearby and field views in abundance. Fersfield itself is a rural village with accessible day to day facilities and amenities being found in the neighbouring villages of South Lopham, Kenninghall and Bressingham. All the neighbouring villages have primary schools with the majority feeding into the well regarded Diss High School and Sixth Form. Diss has a further range of facilities including three supermarkets, pharmacies, doctors, chemists and a variety high street retailers. The town also has a 'London' main line train station whilst the Cathedral City of Norwich is set just 30 mins north by car and offers a wealth of culture, entertainment and is served by its own airport.



SETTING THE SCENE

Approached from the Street there are double gates leading into the main front driveway providing plenty of parking to the side and front of the house. There is a car port to the side and a garage/store to the front. The main entrance door is found to the front leading into a porch entrance.

THE GRAND TOUR

Entering via the main entrance door to the front you will find a entrance porch with plenty of space for coats and shoes, there are double internal doors leading through to the reception space with another set of double French doors leading out to the garden. A wonderful wood flooring runs throughout the main reception space with the sitting area offering a brick built fireplace housing an oil fired woodburner. There are stairs to the first floor, further doors leading out the frontage allowing lots of natural light and access into the dining area around the corner. Beyond the dining space is the bespoke kitchen offering the same wood flooring, another oil fired woodburner and a door to the side patio. The kitchen comprises a shaker style set of wall and base units with granite worktops over. There is a five ring gas hob as well as double fitted eye level ovens, fridge/freezer and dishwasher. To the rear there are wonderful views across the fields. Leading off the main reception space there is access to the rear ground floor bathroom from a small lobby with storage cupboard. There is also access to the ground floor bedroom currently used as a large home office with double doors out to the front garden. From the bedroom you will find access to the utility space at the rear of the integral garage with space and plumbing for a washing machine and further white goods. Heading up to the first floor landing you will find three ample bedrooms and a 'Jack and Jill' bathroom. The main bedroom offers a dual aspect overlooking the fields with plenty of space for a range of wardrobes as well as a door leading into the bathroom. The other two bedrooms located on the other side of the landing are both double rooms and both offer fitted wardrobes.

FIND US

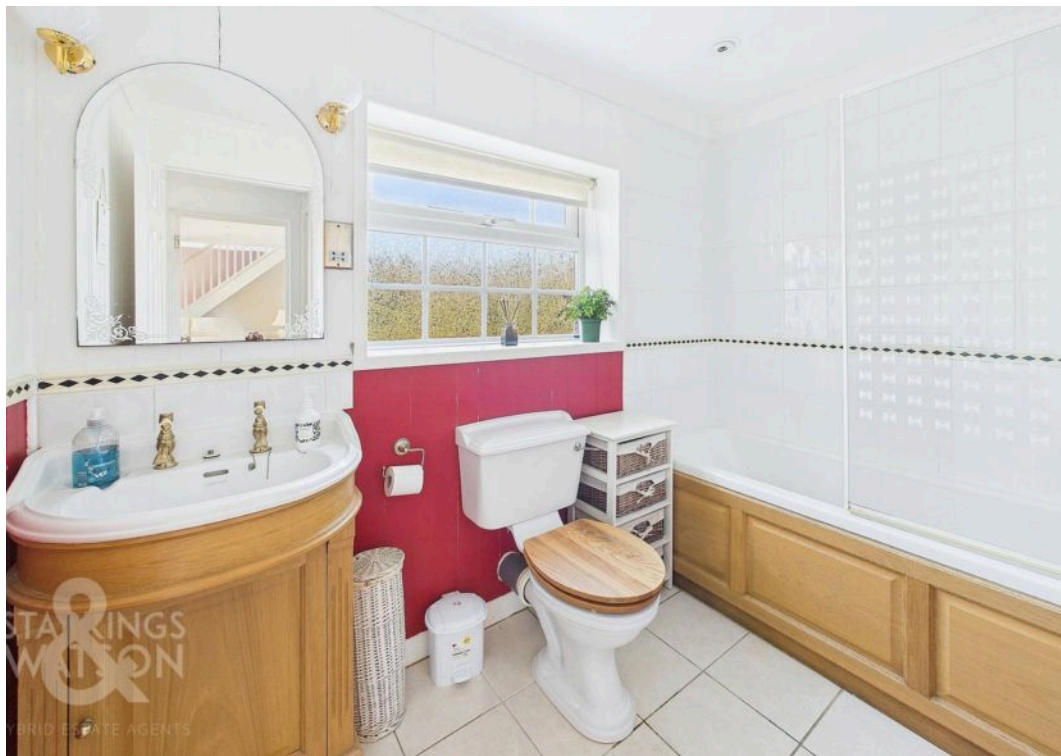
Postcode : IP22 2BL

What3Words : ///dividers.bookshelf.discouraged

VIRTUAL TOUR

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







THE GREAT OUTDOORS

The gardens and outdoor space are predominately located to the front of the house due to the orientation of the plot and offers a sunny southerly facing aspect. To the front there are arch topped twin gates opening into to the property where the sweeping drive passes the front of the house providing ample off road parking and turning along with access to both the carport to the side and the garage/store. The garage provides great storage space as well as offering a utility to the rear leading into the house itself. The well maintained garden enjoys sun most of the day and offers a variety of spaces to be enjoyed whether that be with a family in mind or entertaining. There is a large patio to the front of the house with the addition of thatched Tiki hut with seating which enjoys a view of the garden and fields beyond, a second seating area to the side catches the morning sun and leads from the kitchen providing a perfect spot for breakfast. The remaining areas of garden are laid to lawn with flower beds and shrubs aplenty. In addition you will find a vegetable garden, as well as raised beds, enclosed by trellis fencing.

Driveway

5 Parking Spaces

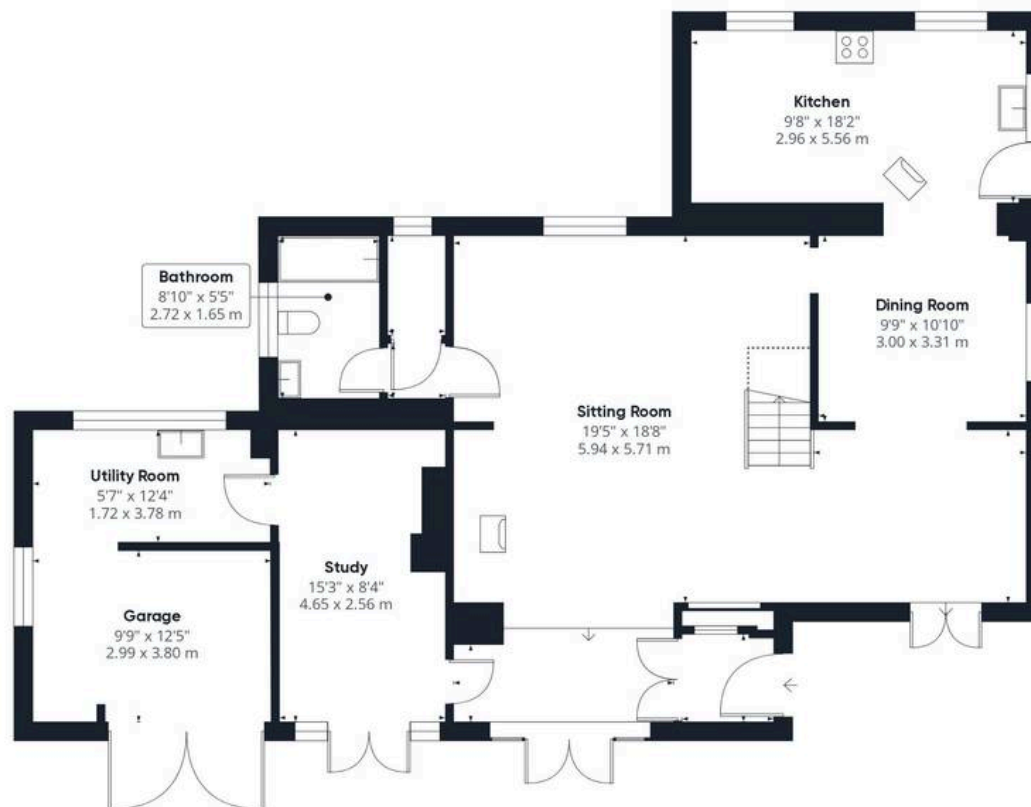
Shingled driveway proving plenty of parking.

Car port

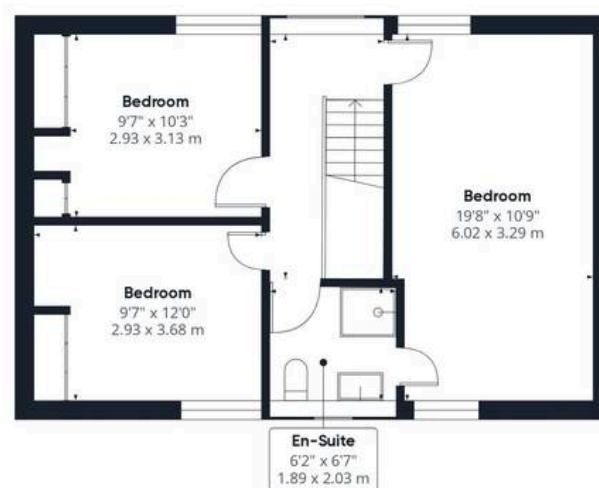
1 Parking Space

Covered car port to the side





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1789.74 ft²

166.27 m²

Reduced headroom

10.29 ft²

0.96 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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