



Vicarage Road, Wingfield - IP21 5RB



Vicarage Road

Wingfield, Diss

Nestled in the SOUGHT AFTER VILLAGE of WINGFIELD, this exquisite FOUR BEDROOM DETACHED period home dating back to the 1800's exudes charm and character with an array of modern additions and a more modern extension. Boasting over 1600 sqft internally (stms), this stunning property offers an ideal balance of old-world elegance and contemporary living. The flexible layout offers a porch entrance, hallway, THREE IMPRESSIVE RECEPTION ROOMS and a country style kitchen all of which are perfect for entertaining guests. The kitchen also offers an original bread oven and a pantry cupboard as well as a large AGA oven. In addition to the reception space there are FOUR AMPLE BEDROOMS with an EN-SUITE double bedroom on the ground floor as well as three bedrooms, a mezzanine space and the main family bathroom all on the first floor. Externally the wonderful rear garden have been beautifully manicured providing a private space for relaxing and entertaining. There is also the bonus of a large insulated STUDIO/HOME OFFICE with power and light to the bottom of the garden, plenty of DRIVEWAY PARKING and a DETACHED CART LODGE style garage with mezzanine storage level above.



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Detached Period Home
- Sought After Village Location
- Character Features With Modern Additions
- Over 1600 SQFT Internally (stms)
- Three Impressive Receptions & Country Style Kitchen
- Four Bedrooms Over Two Floors & Two Bathrooms
- Stunning Manicured Rear Gardens & External Office
- Ample Driveway Parking & Cart Lodge Garage

The rural village of Wingfield is close to Fressingfield which is a traditional rural village with excellent local facilities including The Swan Public House, the Fox & Goose, a village shop, primary school, nursery, doctors' surgery and a sports club with football, tennis and bowls facilities. A wider range of shopping facilities are available in Harleston and Diss, which also boasts a mainline train station to London Liverpool Street via Ipswich with the journey taking approximately 90 minutes.

SETTING THE SCENE

Approached via Vicarage Road in the centre of Wingfield there are double gates leading onto the shingled private driveway providing plenty of off road parking for multiple vehicles. From the front driveway there is access to the more recently built cart lodge style garage with a mezzanine storage level and access to the rear garden beyond as well as power and light. The frontage also offers a paved terrace as well as a main entrance door to the house itself.



THE GRAND TOUR

Entering via the main entrance door to the front via the driveway there is an entrance porch with fitted storage and space for coats and shoes. This in turn leads through to the inner hall with stairs to the first floor landing. To the left of the hall is the dining room and kitchen which are semi-open plan to one another. This characterful space offers a tiled flooring, walk in pantry cupboard, exposed beams as well as two sets of double doors leading out to the front. In addition there is a feature exposed brick chimney with an original bread oven. Tucked around the corner is the recently re-fitted country style kitchen with a range of units and wooden worktops over. There is space for various white goods as well as a large double sized Aga. Heading in the other direction off the hall is the sitting room with a large inglenook fireplace housing a woodburner as well as a wood effect floor and access into the walk in utility cupboard. The sitting room is open plan to the family room/reception which is a stunning room in the more modern part of the house. This large space is flooded with natural light with a dual aspect as well as doors out to the rear garden. There is plenty of space for both sitting and dining as well as access to the ground floor double bedroom. This bedroom offers another dual aspect to the front and rear as well as built in wardrobes and an en-suite shower room.

Heading up to the first floor landing you will find three ample bedrooms all front facing. There is one large double room to the far end, a smaller double room with built in wardrobe and a further room with a mezzanine level ideal for children. The final room is the family bathroom with a roll top bath and shower over, w/c and hand wash basin as well as exposed brickwork.

FIND US

Postcode : IP21 5RB

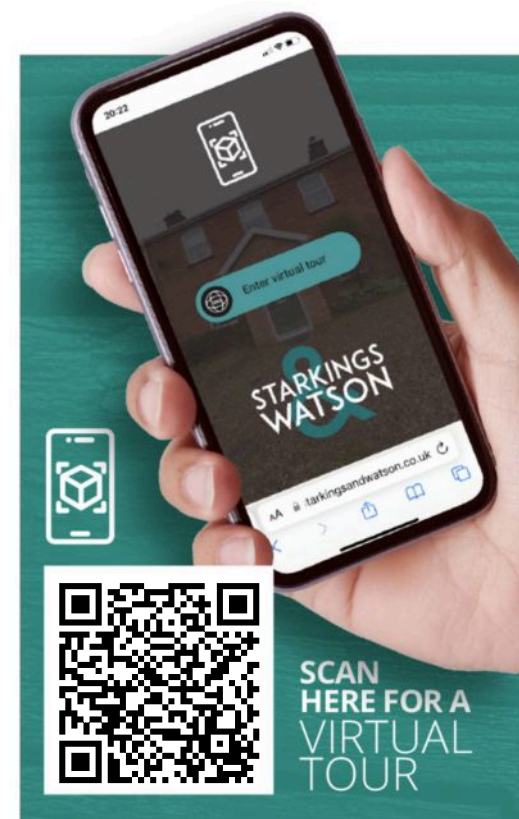
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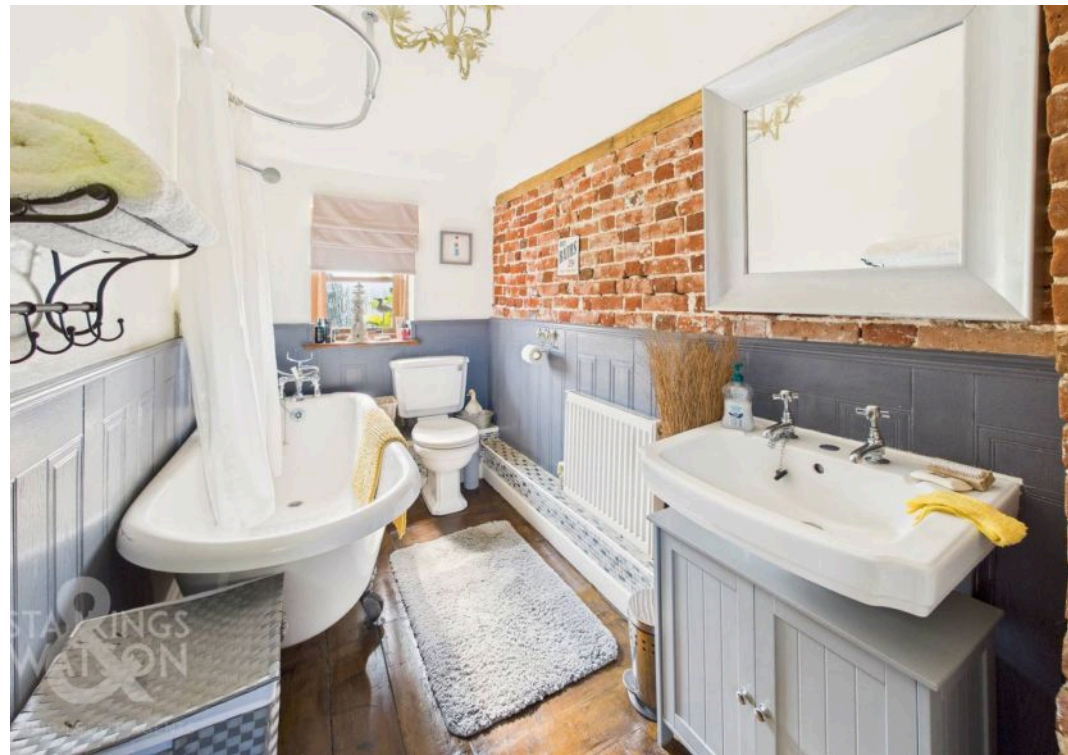
VIRTUAL TOUR

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

AGENTS NOTES

Buyers are advised the drainage is via a shared septic tank with next door neighbour. Costs are therefore shared. Heating is provided by oil with all other mains services connected.







THE GREAT OUTDOORS

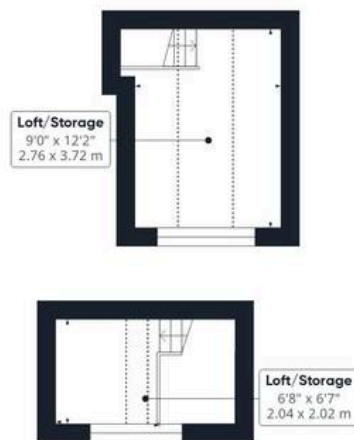
From the front driveway you will find a shingle path leading between the cart lodge and the house which provides access to the rear gardens. The stunning well manicured rear gardens are beautifully presented and offer a lovely decked area ideal for outside dining as well as mature hedging separating this area from the lawned garden area beyond. The lawns are flanked by well stocked planting borders as well as mature trees and hedging. A central pathway winds its way down the garden to a shingled area and the studio/outbuilding to the bottom of the garden. The studio is fully insulated, has light and power connected with a window to front and door to side. As well as the studio there is also a generous timber built shed and further decking.





Ground Floor Building 1

Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1845 ft²
171.3 m²

Reduced headroom

95 ft²
8.8 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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