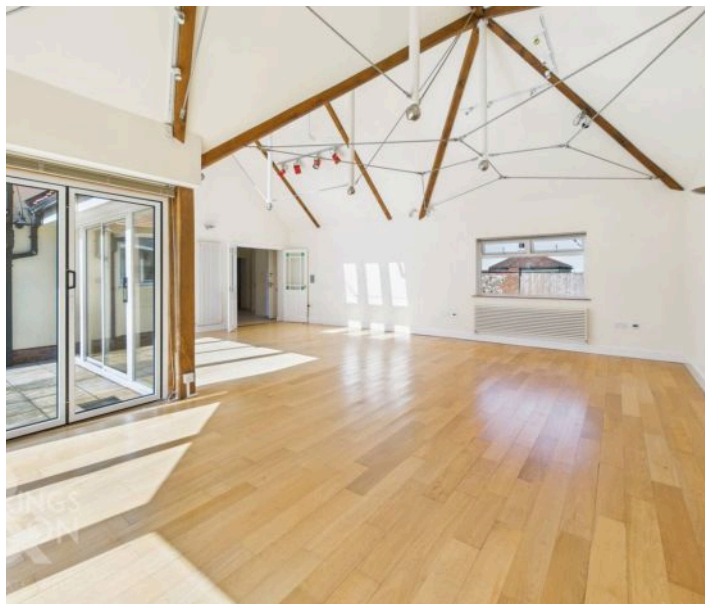




The Common, Stuston - IP21 4AB



The Common

Stuston, Diss

NO CHAIN! Nestled in the tranquil countryside and BACKING ONTO OPEN FIELDS, this property presents a rare opportunity to acquire a grand FOUR BEDROOM DETACHED HOME with no onward chain, ensuring a seamless purchase process. Built in the 1990's by the local builder Danny Ward and boasting a substantial floor plan of over 2900 SQFT (stms), this detached family home is exquisitely unique, offering architecturally designed features, and tastefully extended to offer a luxurious living space. Step inside to discover THREE LARGE IMPRESSIVE RECEPTIONS, with the main 26' FAMILY ROOM having been architecturally designed by Peter Codling with a STUNNING ASPECT overlooking the garden, flooded with natural light. The family room flows seamlessly into the modern well-appointed kitchen with a separate utility area in addition, ideal for modern family living. There is also a very useful ground floor wet room meaning a purchaser could quite easily live on the ground floor solely if required. Upstairs, off the landing there are FOUR AMPLE BEDROOMS with the smallest accessed off the main bedroom.

There is an EN-SUITE bathroom as well as the main family bathroom also. Off the family bathroom a further attic room/study space can be found. Externally, the rear gardens are a real feature with the plot extending to 0.4 ACRES (stms). There are well kept lawns as well as a wonderful pond and field views beyond. Finally, there is AMPLE DRIVEWAY PARKING for multiple vehicles and a DOUBLE GARAGE.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Substantial Detached Family Home
- Unique, Architecturally Designed & Extended
- Over 2900 SQFT (stms) Of Internal Accommodation
- Three Impressive Receptions & Kitchen With Separate Utility
- Four Large Bedrooms & Three Bathrooms
- Almost 0.4 Acre Plot (stms) Backing Onto Fields
- Double Garage & Impressive Driveway



Stuston is a pretty village conveniently situated on the Norfolk/Suffolk border and has easy access to the A140 linking to the regional centres of Ipswich, Bury St Edmunds and Norwich. The local towns of Eye and Diss provide an excellent range of local amenities including doctors' and dentist surgeries as well as local shops and supermarkets. The local school of Mellis has an outstanding Ofsted report and feeds into Hartismere High School. Diss has a mainline railway station with regular service to London Liverpool Street in a journey time of approximately 90 minutes which is approximately 5 minutes from the property itself.

SETTING THE SCENE

Approached at the end of the small and quiet cul-de-sac you will find a hard standing driveway flanked by brick walls and timber fencing which provide ample off road parking for multiple vehicle. The driveway in turn leads to the attached double garage with double doors. To the side of the garage is the gated access for a vehicle leading to the rear area of further hard standing. There is another gate to the other side of the house which in turn leads to the rear garden. The main entrance door is found to the front.

THE GRAND TOUR

Entering via the main entrance door to the front there is a useful entrance door porch with space for coats and shoes which in turn leads into the hallway with built in storage cupboards. The first room to the left of the hall is the highly impressive extended reception space which has been architecturally designed and is flooded with natural light and a vaulted ceiling. The aspect overlooks the gardens with various doors leading out. Off this space there is access to the kitchen/breakfast room directly which offers a range of wall and base level units with solid worktops over. Integrated appliances include eye level oven, microwave, induction hob, dishwasher and fridge/freezer. The kitchen offers a pleasant bay window with views across the garden whilst doors lead from the hallway into the kitchen.

Off the hallway you will find a useful ground floor shower room with w/c, hand wash basin and wet room shower. Adjacent is the utility room with plenty of storage as well as space for white goods, a door to the rear garden and a door into the garage. The inner hall off the entrance hall provides stairs to the first floor landing and access to the dining room and the sitting room beyond. The dining room has doors opening out onto the garden with the sitting room, flooded with natural light once again offering a brick built fireplace and doors out onto the garden.

Heading up to the first floor landing there are multiple storage cupboards as well as access to two bathrooms, four bedrooms and another potential fifth attic bedroom off one of the bathrooms. To the rear of the house there are three large bedrooms all of which have built in wardrobes. The first room offers an en-suite bathroom with shower over the bath. The end bedroom (technically the largest bedroom) provides Jack and Jill access to the smallest bedroom currently used as a dressing room. The family bathroom has been altered to offer a double shower, w/c and hand wash basin with a door beyond leading to the attic room over the garage which would make the perfect the study/hobby space or possible fifth bedroom (stp).

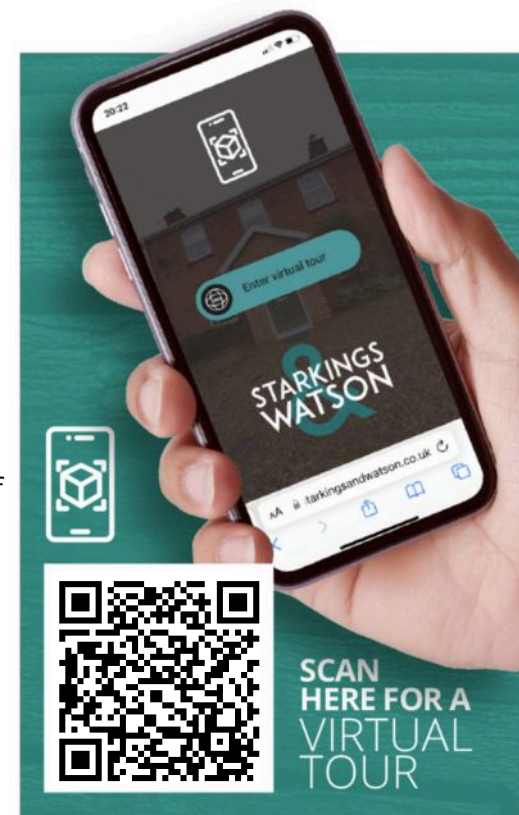
FIND US

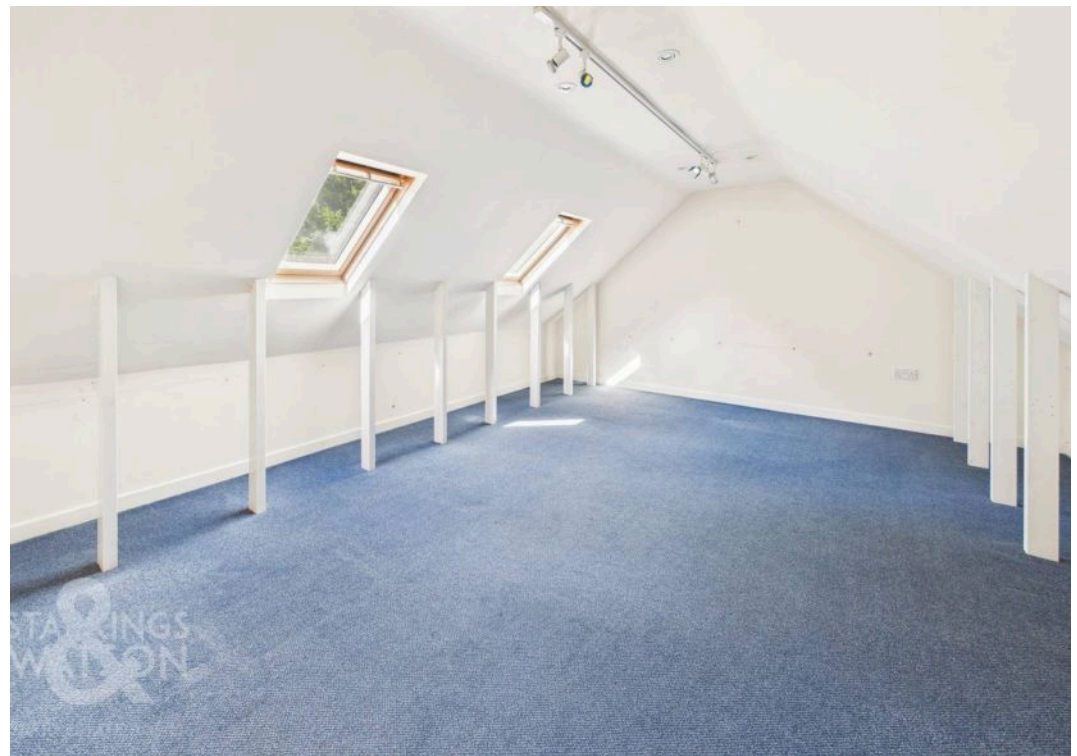
Postcode : IP21 4AB

What3Words : ///skunks.others.professes

VIRTUAL TOUR

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







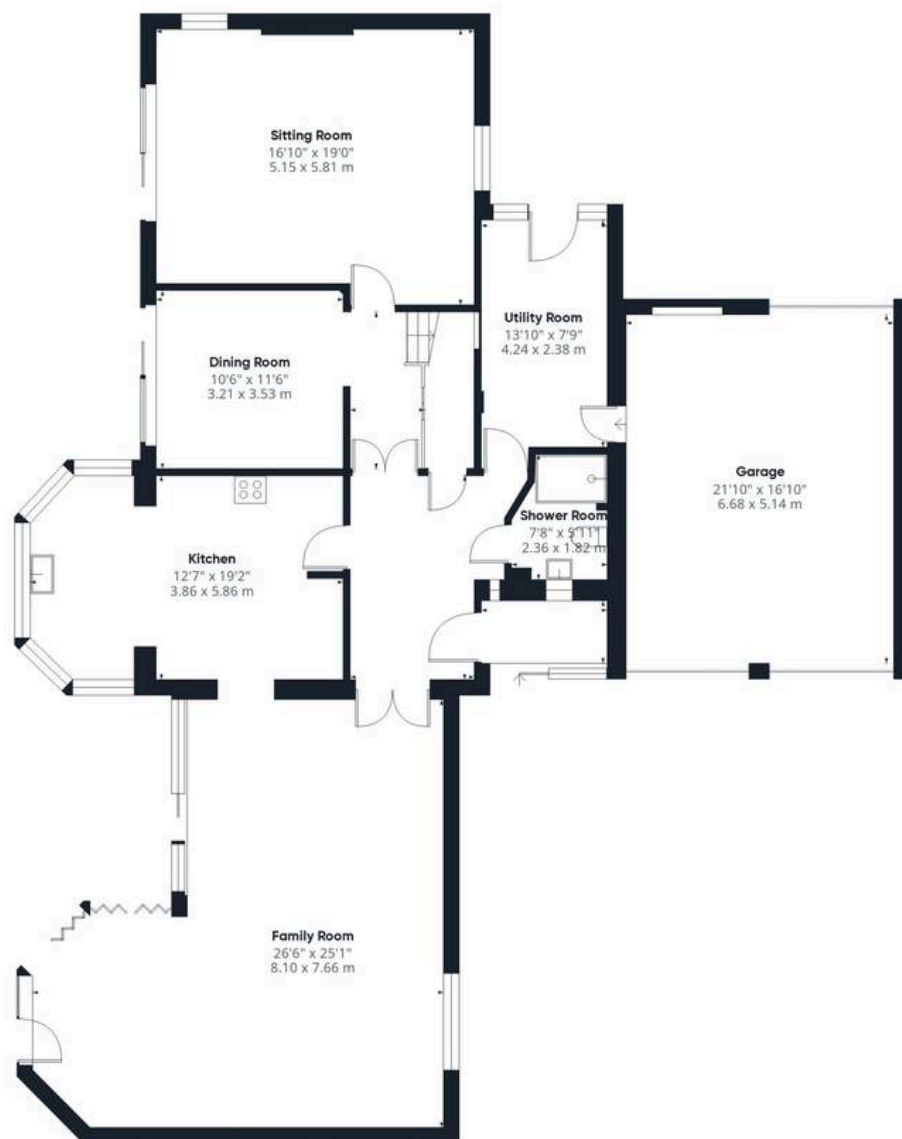
THE GREAT OUTDOORS

The rear garden has been thoughtfully landscaped and designed with a variety of mature trees, creating an attractive and tranquil setting with the wonderful feature of open fields beyond providing excellent privacy. The lawn is extensive and features a wildlife-friendly pond as a central and peaceful focal point. To the rear of the house is a large paved terrace ideal for outside dining. A pedestrian walkway leads to a further area of garden, where you will find a useful workshop – ideal for hobbies, storage, or conversion (stp). This section of the garden can also be accessed via the gated driveway to the side so a vehicle can be brought to the rear if required. The garage also features a rear up and over door for through access. The garden is enclosed with fencing and mature trees and shrubs.

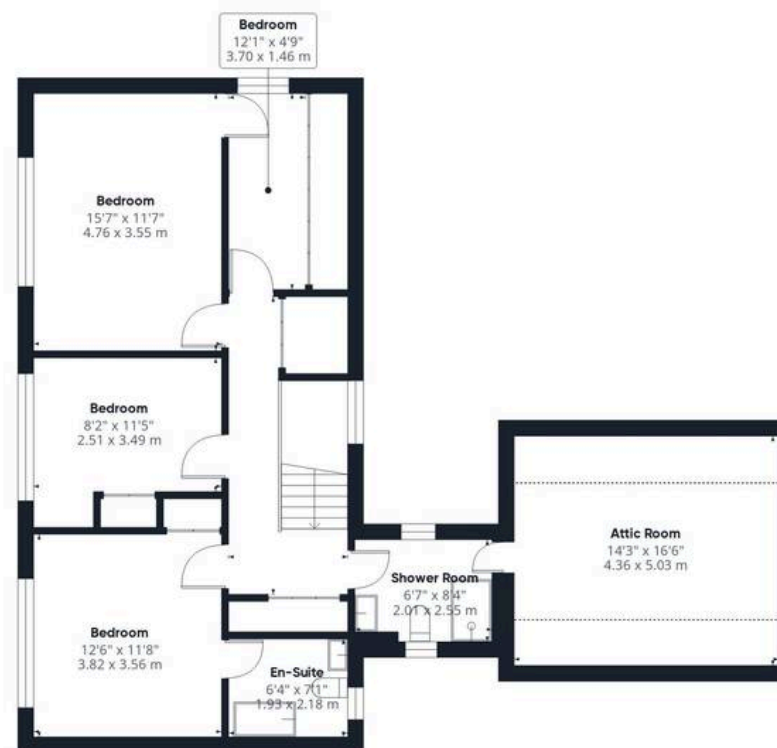


AGENTS NOTES

Mains services are connected including electricity, water and drainage. Heating is provided by oil. The attic room over the garage cannot be classed as a bedroom currently.



Ground Floor



Floor 1

Approximate total area⁽¹⁾

2923 ft²

271.5 m²

Reduced headroom

91 ft²

8.4 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



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 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.