



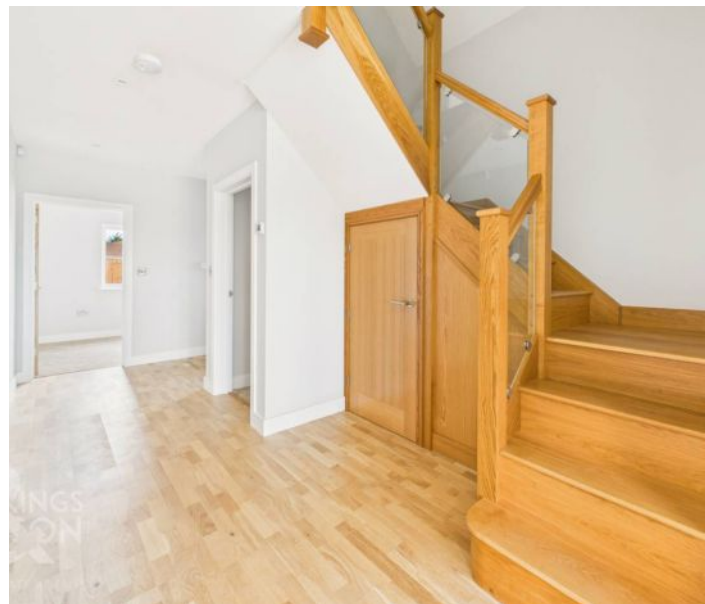
Mitchells Yard, Mill Road, Winfarthing - IP22 2BF



## Mitchells Yard, Mill Road

Winfarthing, Diss

A vision of MODERN RURAL LIVING unfolds at this BRAND NEW DETACHED HOME in a picturesque village setting. Boasting approximately 1780 Sq. ft (stms) of meticulously designed accommodation, this residence presents a seamless BLEND of STYLE and PRACTICALITY. Step inside to be greeted by a SPRAWLING 37' OPEN PLAN LIVING/KITCHEN SPACE illuminated by natural light, where the focal point is a CHARMING WOOD BURNER. The CONTEMPORARY KITCHEN is a chef's dream with a CENTRAL ISLAND and a matching UTILITY ROOM for added convenience. As you look up, MARVEL at the GRAND VAULTED CEILINGS that add a sense of grandeur to the main living space. Flowing from the HALL ENTRANCE, a range of STORAGE is installed, with doors to three ground floor bedrooms - with the larger offering an IDEAL SNUG/FAMILY ROOM space. In total, up to FOUR BEDROOMS over the two floors offer flexibility for guests or a home office, while the LUXURY FAMILY BATHROOM and EN SUITE provide a touch of indulgence.



Built with GREAT ECO CREDENTIALS, an EV CAR CHARGER is installed, whilst heating is via an AIR SOURCE HEAT PUMP. Outside, the property continues to impress with WRAP AROUND GARDENS featuring a patio ideal for alfresco dining, whilst FRAMING the unspoilt FIELD VIEWS.

Council Tax band: TBD

Tenure: Freehold

- Brand New Detached Home in Rural Village Setting
- Approx. 1780 Sq. ft (stms) of Accommodation
- 37' Open Plan Living/Kitchen Space with Wood Burner
- Contemporary Kitchen with Central Island & Matching Utility Room
- Grand Vaulted Ceilings to the Main Living Space
- Up to Four Bedrooms
- Luxury Family Bathroom & En Suite
- Wrap Around Gardens with Patio & Space for a Garage

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.



## SETTING THE SCENE

Set back from the road, the development opens up with a large shingled frontage providing an exclusive entrance, with access to the private driveway. Sitting towards the front of the development, timber post and rail fencing encloses the lawned front garden, with a brick weave driveway offering parking for several vehicles and a paved footpath and further gate leading to the main entrance door.

## THE GRAND TOUR

Once inside you can immediately appreciate the spacious, light and bright feel that the accommodation enjoys - with wood flooring underfoot for ease of maintenance including underfloor heating. Doors lead off to the bedroom and living accommodation along with oak wood stairs to the first floor landing. The first of the two bedrooms are ready for carpeting and include under floor heating, whilst enjoying front facing aspects. Sitting adjacent, the main family bathroom offers a luxurious feel with a five piece suite including twin hand wash basins with mixer taps and under sink storage units, with a feature mirror, a panelled bath with a mixer shower tap and a walk-in shower cubicle housing a twin head thermostatically controlled rainfall shower, with tiled splashbacks, and finished with tiled flooring and underfloor heating underfoot. The largest of the three ground floor bedrooms would also make an ideal snug/family room. Heading towards the main living space, a built-in cupboard can be found off the hallway, whilst wood flooring and tiled flooring separate the main living space and kitchen area. Sitting under a vaulted ceiling with a range of velux windows, the space enjoyed is perfectly situated to take in the garden and field views beyond. A wood burner is being installed to one side whilst twin sets of bi-folding doors lead out to the garden. The kitchen offers a contrasting range of wall and base level units, integrated cooking appliances with an inset electric ceramic hob with a glass splashback and extractor fan, along with a built-in eye level electric double oven.

LED spotlighting runs around the plinths, with a central island including a power supply with further appliances including an integrated dishwasher. The adjacent utility room continues in the same design with a further sink unit and integrated appliances including a fridge freezer and washing machine.

Heading upstairs, the landing is finished with wood flooring underfoot whilst the stairs include glass balustrades to ensure an excellent flow of natural light. With a door leading off to the main double bedroom and useful storage space, there is potential to use the storage space as a dressing room or study, with an opportunity to install a window overlooking the kitchen. The main bedroom offers a part vaulted ceiling with recessed spotlighting, and twin velux windows flooding the space with excellent natural light. A door leads off to a private en-suite with the same luxurious feel as the ground floor bathroom, incorporating a white three piece suite including storage under the hand wash basin and a walk-in double shower cubicle fitted with a twin head thermostatically controlled rainfall shower with tiled splashbacks and a heated towel rail.

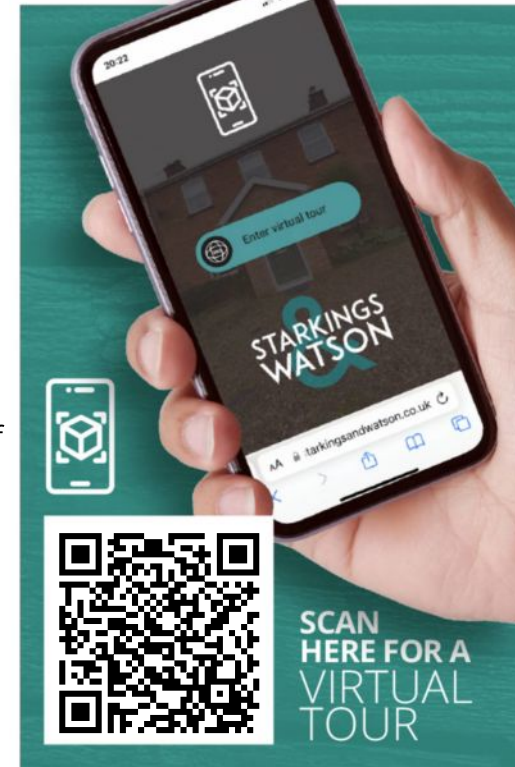
## FIND US

Postcode : IP22 2BF

What3Words : ///headboard.blending.undulation

## VIRTUAL TOUR

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







## THE GREAT OUTDOORS

With wrap around gardens to the side and rear, a mixture of timber panelled and post and rail fencing will enclose the space, to allow the field views to be enjoyed. Once the turf has been laid, the size can be fully appreciated, allowing a seamless flow from the patio seating areas which extend from both sets of bi-folding doors. Given the size and proportions, there is clear potential for a garage or cart lodge to be erected (stp).

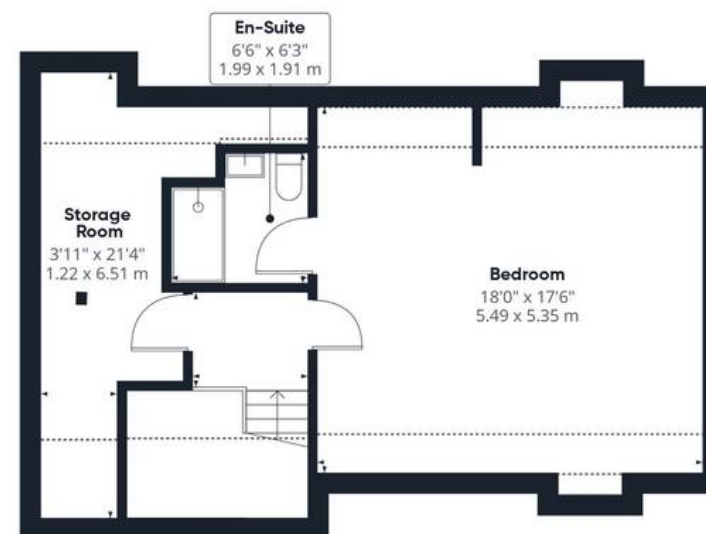
## AGENTS NOTES

The property is being built with a 10 year structural warranty. Private Drainage is via a newly installed Klargester with shared responsibility of costs – electricity will be provided by Plot 1 with a sub meter in place to allow the management company to be charged accordingly. Some photos have been digitally enhanced to demonstrate how the exterior will look upon completion, and how the property could be furnished.





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1780 ft<sup>2</sup>

165.4 m<sup>2</sup>

**Reduced headroom**

104 ft<sup>2</sup>

9.7 m<sup>2</sup>

(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](mailto:diss@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk/](http://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 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.