



Mitchells Yard, Mill Road, Winfarthing - IP22 2BF



Mitchells Yard, Mill Road

Winfarthing, Diss

A BRAND-NEW DETACHED HOME awaits to REDEFINE your LIVING EXPERIENCE. Boasting approximately 1314 sq. ft (stms) of carefully crafted LIVING SPACE, this residence epitomises MODERN COMFORT and STYLE. Step inside to discover a 22' OPEN-PLAN KITCHEN/LIVING SPACE illuminated by natural light streaming through the BI-FOLDING DOORS. The sleek contemporary KITCHEN seamlessly blends with a VAULTED CEILING, accentuating the sense of airiness and SOPHISTICATION. A separate UTILTIY ROOM adds convenience to the space. With up to FOUR BEDROOMS, including TWO EN SUITES and a family bathroom, accommodating family and guests. Outside, the property offers OFF-ROAD PARKING and an EV car charger. Step into the enclosed LAWNED GARDENS, complete with patio seating, creating a perfect spot for tranquil evenings and lively gatherings alike.

Council Tax band: TBD

Tenure: Freehold



- Brand New Detached Home in Rural Village Setting
- Approx. 1314 Sq. ft (stms) of Accommodation
- 22' Open Plan Kitchen/Living Space with Bi-Folding Doors
- Contemporary Kitchen & Vaulted Ceiling with a Separate Utility Room
- Up to Four Bedrooms
- Family Bathroom & Two En Suites
- Off Road Parking & EV Car Charger
- Enclosed Lawned Gardens with Patio Seating

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.

SETTING THE SCENE

Approached via a brick-weave driveway and finished with a lawned frontage, a footpath takes you to the main entrance door and gated access which leads to the rear garden. EV Car charging is installed on the side of the property.



THE GRAND TOUR

Once inside, a spacious hall entrance complete with wood flooring and underfloor heating greets you, with stairs rising to the first floor landing and a useful built-in storage cupboard and space below the stairs. Doors lead off to the ground floor bedroom and living accommodation. The main living space is fully open plan incorporating wood flooring and underfloor heating in the main sitting area, and tiled flooring within the kitchen space. Sitting under a vaulted ceiling with velux windows and an exposed timber beam, bi-folding doors lead out to the rear garden with ample space provided for soft furnishings and a dining table, whilst the kitchen will offer a bespoke range of contrasting units with integrated cooking appliances and general white goods. A door leads off to a utility room which will be finished in a matching style and design with a rear facing door and space for laundry appliances. From the hall entrance three bedrooms lead off - all finished with underfloor heating and ready for carpeting, with the main bedroom enjoying a high ceiling with recessed spotlighting and access to a private en-suite which will house a three piece suite including a walk-in double shower cubicle with a twin head thermostatically controlled rainfall shower. The remaining bedrooms are served by ground floor family bathroom which will incorporate a separate shower cubicle with a rainfall shower and built-in storage under the hand wash basin. To the upstairs a further double bedroom sits under a vaulted ceiling with a velux window, leading to an en-suite which will be completed with a three piece suite. The walk-in shower cubicle will include a rainfall shower along with storage under the hand wash basin.

FIND US

Postcode : IP22 2BF

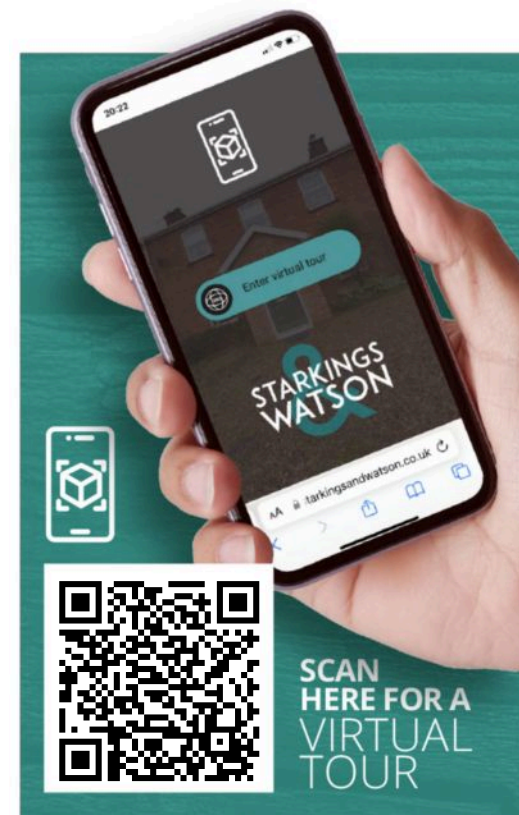
What3Words : ///data.blotchy.adopts

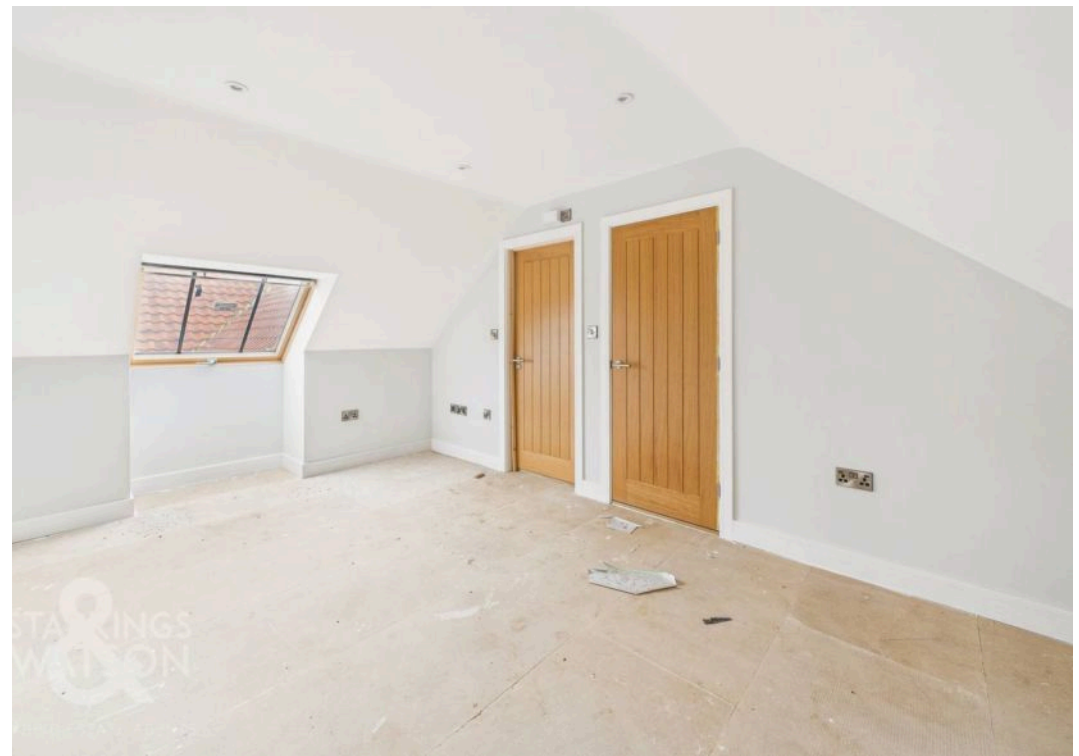
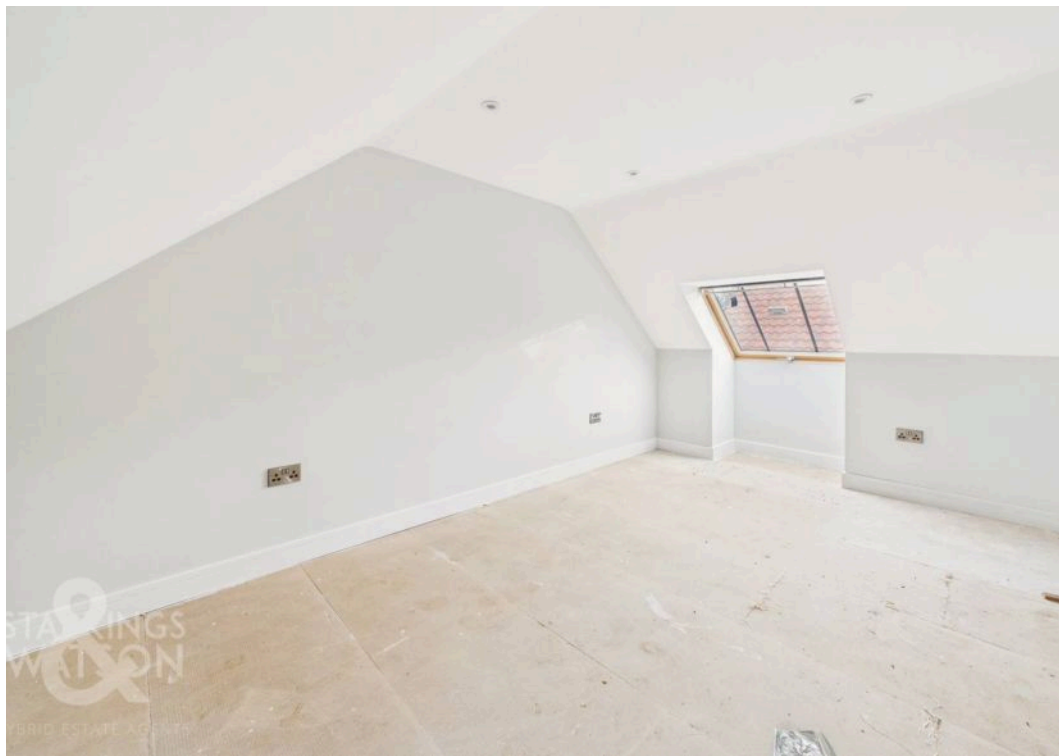
VIRTUAL TOUR

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

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.



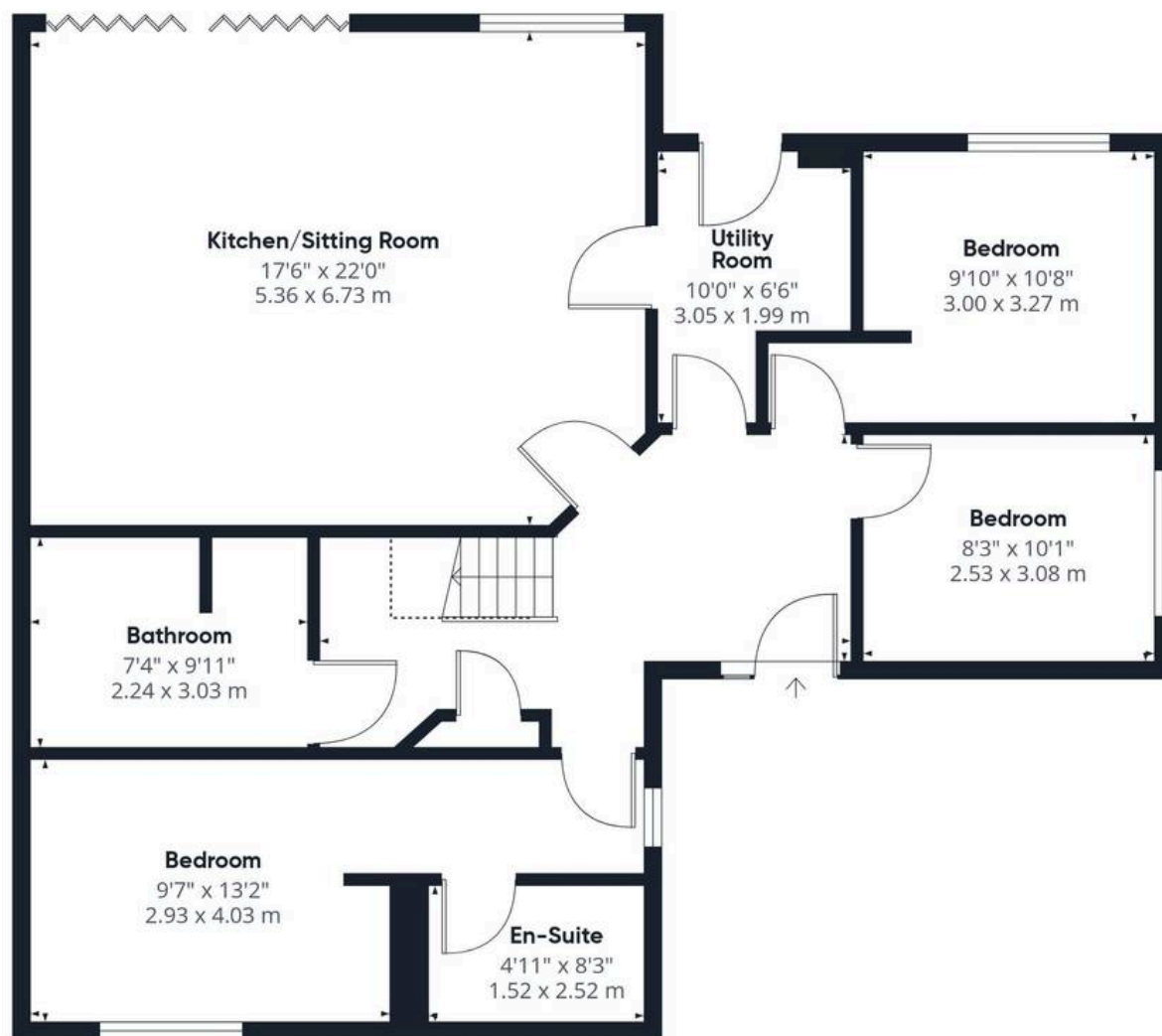




THE GREAT OUTDOORS

Fully enclosed with timber panel fencing, the gardens once turfed will offer a central lawn, whilst a patio extends from the living space bi-folding doors. A raised timber sleeper bed is ready for landscaping, whilst a timber fence flows to the driveway.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1314 ft²

122.1 m²

Reduced headroom

64 ft²

5.9 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.