



Mitchells Yard, Mill Road, Winfarthing - IP22 2BF



Mitchells Yard, Mill Road

Winfarthing, Diss

Luxurious MODERN RURAL LIVING and FIELD VIEWS from this BRAND NEW DETACHED HOME in a picturesque village setting. Boasting approximately 1243 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 33' OPEN PLAN LIVING/KITCHEN SPACE illuminated by natural light, where the focal point is the VIEW BEYOND. The CONTEMPORARY KITCHEN offers EXTENSIVE STORAGE and a suite of INTEGRATED APPLIANCES. Flowing from the HALL ENTRANCE, a range of STROAGE is installed, with doors to two ground floor bedrooms and a W.C. Upstairs, the MAIN DOUBLE BEDROOM sits under a vaulted ceiling, along with the LUXURY FAMILY BATHROOM including a SHOWER and BATH. 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 ENCLOSED 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. 1243 Sq. ft (stms) of Accommodation
- Fully Open Plan Living
- Contemporary Kitchen with a Suite of Integrated Appliances
- Up to Three Bedrooms
- W.C & Luxury Family Bathroom with Shower
- Lawned Gardens with Patio & Field Views
- Double Driveway & EV Car Charger

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

Set back from the road, the development opens up with a large shingled frontage providing an exclusive entrance, with access to the private driveway. With a lawned front garden and adjacent brick-weave driveway offering off road parking for several vehicles. Gated access leads to the rear whilst an EV charger has been installed.

THE GRAND TOUR

With wood flooring and underfloor heating, the hall entrance creates the ideal meet and greet space, including two built-in storage cupboards with stairs rising into the first floor landing, and an opening taking you to the full width open plan living space beyond. As you enter, two similarly sized bedrooms are presented, both ready for carpet to be laid, whilst underfloor heating is in situ. The ground floor WC offers a white two piece suite with useful storage along with an understair storage unit and tiled flooring underfoot. The main open plan living space is centred on the rear facing bi-fold doors which lead out to the garden with wood flooring and underfloor heating to the sitting area and tile flooring within the kitchen space. The kitchen offers an extensive range of contrasting wall and base level units, with integrated cooking appliances including an inset electric ceramic hob with glass splash-back and extractor fan, along with a built-in eye level electric oven and microwave. Further integrated appliances include a dishwasher, fridge freezer and washing machine, with LED plinth level lighting installed.

Heading upstairs, the landing is finished with wood flooring underfoot and glass balustrades to the stairs with a useful built-in double storage cupboard and the main bedroom sitting to your right hand side - with twin velux windows offering excellent natural light. The room is ready for carpeting and enjoys a part vaulted ceiling with recessed spotlighting.

The main family bathroom includes a four piece suite with a hand wash basin including storage below, feature double ended bath with a mixer shower tap and a walk-in shower cubicle including a twin head thermostatically controlled rainfall shower.

FIND US

Postcode : IP22 2BF

What3Words : ///cookery.devours.compliant

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.



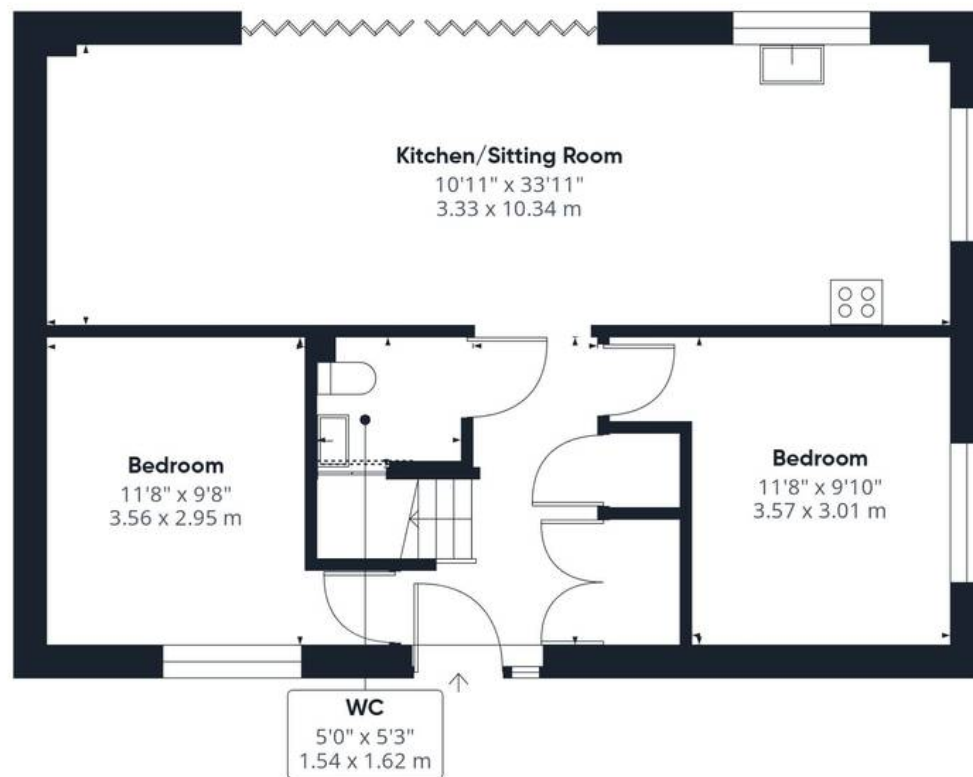




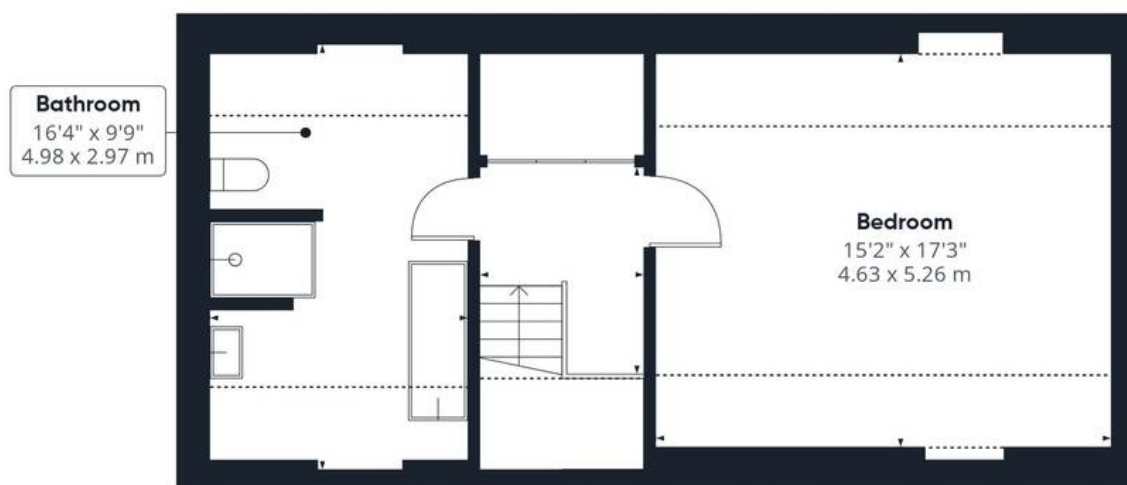
THE GREAT OUTDOORS

With gardens to the 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 the bi-folding doors. A shingled storage area sits to the side behind the gated access from the driveway.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1243 ft²

115.3 m²

Reduced headroom

144 ft²

13.4 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.