



Mitchells Yard, Mill Road, Winfarthing - IP22 2BF



Mitchells Yard, Mill Road

Winfarthing, Diss

This BRAND-NEW DETACHED HOME offers a blend of MODERN COMFORT and COUNTRYSIDE CHARM incorporating FIELD VIEWS. Spanning approximately 1283 sq. ft (stms), this property boasts a spacious 28' OPEN PLAN KITCHEN/LIVING SPACE, complete with a cosy WOOD BURNER, UNDER FLOOR HEATING and BI-FOLDING DOORS to the outside. The contemporary KITCHEN is open plan and includes a VAULTED CEILING and spotlighting, creating a perfect space for both relaxing and entertaining. With up to FOUR BEDROOMS, an EN SUITE can be found in the main bedroom, with a SHOWER ROOM serving the remaining ground floor bedrooms. Upstairs, the DOUBLE BEDROOM sits opposite a LUXURY FAMILY BATHROOM - incorporating a BATH and SHOWER. Additional features include OFF ROAD PARKING, double garage, and WRAP-AROUND LAWNED GARDENS with patio seating, perfect for enjoying the serene surroundings.

Council Tax band: TBD

Tenure: Freehold



- Brand New Detached Home in Rural Village Setting
- Appox. 1283 Sq. Ft (stms) of Accommodation
- 28' Open Plan Kitchen/Living Space with Wood Burner
- Contemporary Kitchen & Vaulted Ceiling
- Up to Four Bedrooms
- En Suite, Family Bathroom & Shower Room
- Off Road Parking & Double Garage
- Wrap Around 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

Tucked at the end of the development and approached via a brick-weave driveway, a detached garage is to be constructed and will include an EV car charger. The front garden offers a lawned expanse and hard-standing footpath which takes you to the front door.



THE GRAND TOUR

Once inside, the hall entrance offers the ideal meet and greet space with wood flooring and underfloor heating underfoot, with useful built-in double storage cupboard and further storage cupboard around the corner. Stairs rise to the first floor landing whilst a door takes you to the main open plan living space - enjoying a vaulted ceiling above with a velux window and recessed spotlighting. This fantastic open plan reception space enjoys bi-folding doors which take you to the rear patio and offer field views beyond. Wood flooring and underfloor heating flow underfoot whilst the kitchen area is finished with tiled flooring and also has underfloor heating, with the kitchen units presented in a U-shaped design with contrasting colours and plinth level LED lighting. Integrated cooking appliances include an inset electric ceramic hob and built-in eye level electric oven and microwave, with further white goods including an integrated dishwasher, fridge freezer and washing machine. The ground floor bedroom accommodation continues with three bedrooms - all of which are finished with underfloor heating and ready for carpeting, whilst creating options for snug or study areas if required. One of the ground floor bedrooms enjoys a private en-suite which offers a contemporary white three piece suite including storage under the hand-wash basin and a vanity mirror unit with a walk-in shower including a thermostatically controlled twin head rainfall shower, with tiled splash-backs and a heated towel rail. A further shower room serves the remaining bedrooms completed in a matching design, with a walk-in double shower cubicle, built-in storage and heated towel rail.

Heading upstairs a further potential main bedroom can be found with a velux window enjoying field views beyond, with an adjacent family bathroom offering a luxury finish including a separate panelled bath and walk-in shower cubicle, with a thermostatically controlled twin head rainfall shower, with built-in storage, heated towel rail and velux window overlooking the field views beyond.

FIND US

Postcode : IP22 2BF

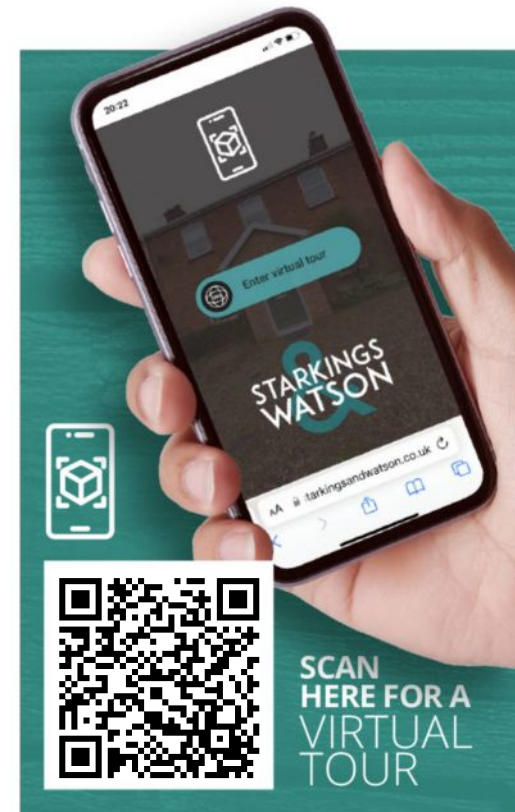
What3Words : ///ourselves.blotchy.secures

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.



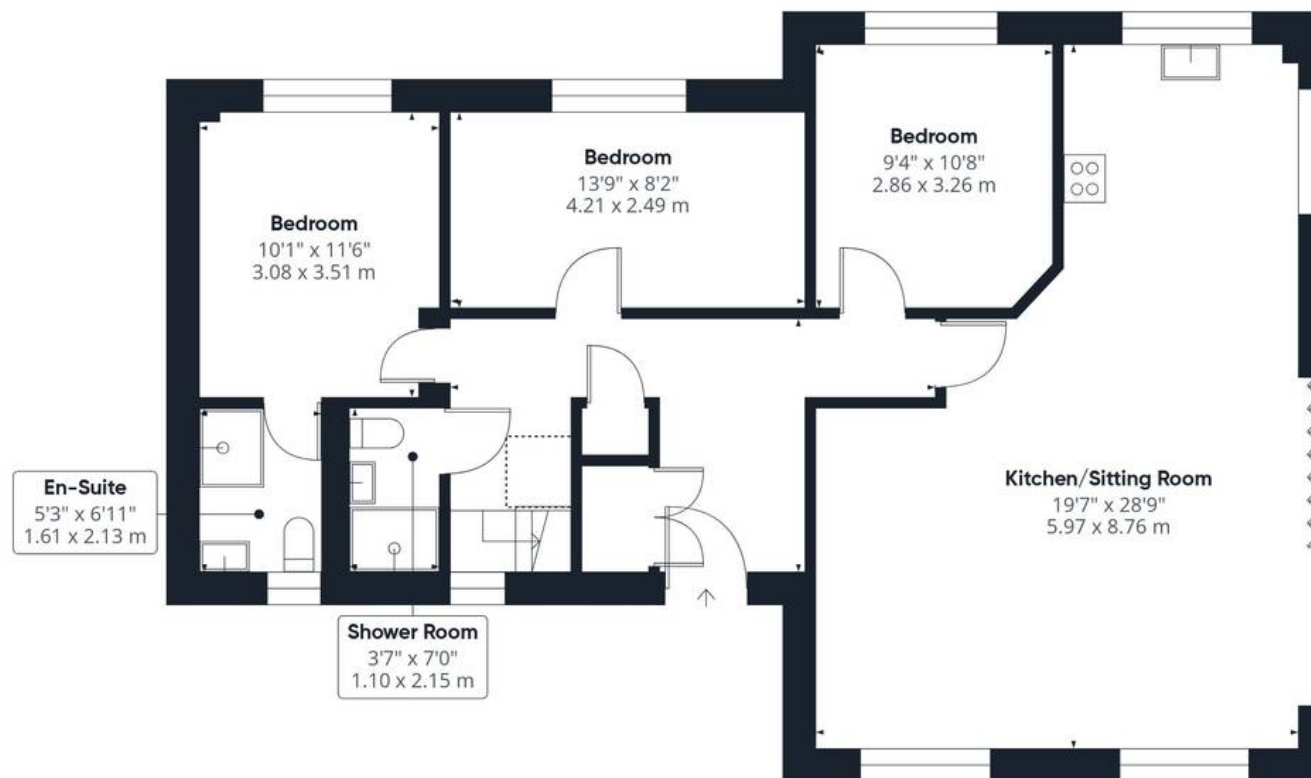




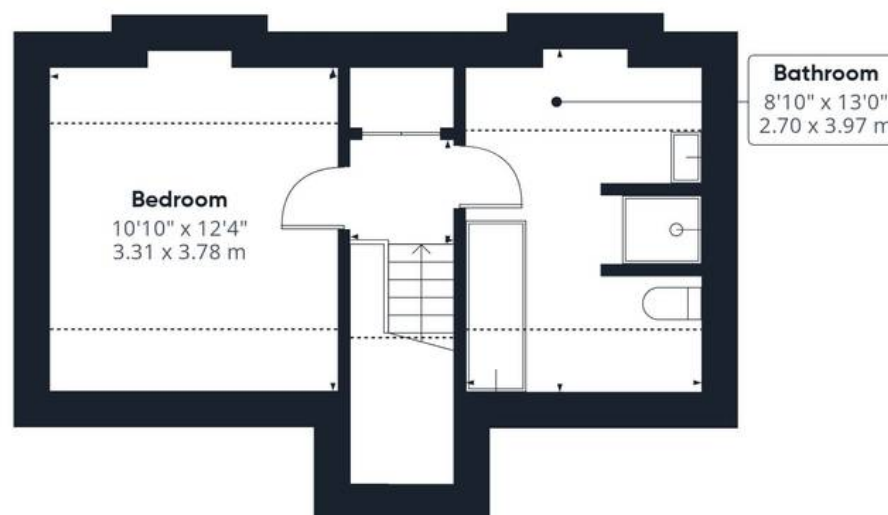
THE GREAT OUTDOORS

Wrap around gardens envelope the property, with low level timber post and rail fencing ensuring the viewings beyond can 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. Given the size and proportions, there is clear potential for further landscaping.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1283 ft²

119.2 m²

Reduced headroom

103 ft²

9.5 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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