

The Spinney Hinton  
Road  
Darsham  
Saxmundham



# The Spinney Hinton Road

## Guide Price £700,000

### The spacious modern home on a fabulous plot...

Welcome to The Spinney, Darsham, a stunning property built in 2011 to a very high specification and thoughtfully extended by the current owners. As we step through the front door, we are greeted by an elegant entrance hall leading to various reception rooms, featuring beautiful engineered wood flooring which continues through many ground-floor rooms, adding a touch of sophistication to the space. On the left, you'll find the downstairs cloakroom featuring automatic lighting, a WC, a basin, and a sleek vanity unit.

Moving on to the lounge, you'll be captivated by its dual-aspect windows, cosy Esse wood burner, and a delightful stone fire surround. The lounge seamlessly connects to a spacious conservatory via two sets of bifold doors, offering ample space for relaxation or even turning it into a lounge/diner. The ground floor also includes a triple-aspect music room/office, flooded with natural light and complete with bifold doors out to the rear garden, and fitted furniture, ideal for use as a home office.

A fully glazed door leads you into the kitchen/breakfast room, characterised by its sparkling marble worktops, duck egg blue cabinets, and a large gas range. Adjacent is a charming dining room, overlooking the front garden, and a well-equipped utility room with ample storage space. The property's highlight is the stunning frameless glass conservatory, which can also open up fully creating a seamless indoor-outdoor living experience.

Stepping upstairs, you will find four generously sized bedrooms with ample storage and bright, modern bathrooms, making this property a perfect family home. The master bedroom offers a peaceful retreat with built-in wardrobes and an en suite bathroom. The other bedrooms continue to impress with their comfort and functionality, especially bedroom two which has two angled picture windows, vaulted ceilings, and an exposed brick chimney.

Outside there's an attractive front garden with a resin-bound path to the front door. To the side is a generous brick weave driveway for several cars, leading to the double cart lodge at the rear. The resin-bound patio and conservatory area spans the width of the property, with a lawn and a designated wildlife space with native Orchids and other flora providing a serene outdoor haven. Additionally, a log cabin summerhouse, currently used as a home office, and a storage shed complete the enchanting outdoor space.

Situated in a convenient location with easy access to the A12, train station, and coastal areas, The Spinney, Darsham, offers a harmonious blend of modern comfort and natural beauty, making it a truly delightful place to call home.

### Agents notes...

A pre-recorded walkaround tour is available for this property

Council Tax Band E

Local Authority

East Suffolk

Council Tax Band E

EPC Rating C



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TOTAL FLOOR AREA: 2720 sq.ft. (252.7 sq.m.) approx.  
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