



Sycamore House The Street, Winfarthing Diss IP22 2ED

welcome to

Sycamore House The Street, Winfarthing Diss

A well presented detached family home offering spacious accommodation throughout with a 31FT kitchen/diner, LARGE lounge with WOOD BURNING STOVE, utility room, ground floor cloakroom, master with EN-SUITE, three further DOUBLE bedrooms, large GAMES ROOM and off road parking.

Location

This detached house is located in the Norfolk village of Winfarthing which is situated just 4 miles north of the market town of Diss. Winfarthing is home to All Saints Church of England Primary School, the thriving Fighting Cocks public house and St Mary's church.

Diss is just a short drive away with a much larger array of day-to-day amenities and recreational facilities including many shops, supermarkets, cafes and restaurants as well as the mainline train station with regular and direct links into Norwich and London.

Accommodation

Entrance Hall

Front aspect door, radiator and luxury vinyl tiled floor. Doors to;

Kitchen/ Dining Room

31' x 15' 5" (9.45m x 4.70m)

Dual aspect double glazed windows and rear aspect double glazed bi-folding doors opening out to the rear garden. Fitted kitchen with wall and base units, stainless steel sink and drainer, tiled splash back, work surfaces, two radiators, luxury vinyl tiled flooring, breakfast bar, wine cooler, dishwasher, fridge/freezer, Smeg appliances which include two fan ovens, induction hob, coffee machine, warming drawer and microwave.

Lounge

20' 9" x 12' 6" (6.32m x 3.81m)

Front aspect double glazed window, fireplace with tiled hearth featuring a wood burning stove, radiator and hard wood flooring.

Utility Room

Rear aspect double glazed window, fitted wall and base units, sink, integrated dishwasher, washing machine and tumble dryer in cupboard, radiator and luxury vinyl tiled flooring.

Cloakroom

Side aspect double glazed windows, low level flush wc, wash hand basin, radiator and luxury vinyl tiled flooring.

Rear Hall

18' 3" x 6' 9" (5.56m x 2.06m)

Front aspect double glazed french doors leading out to the patio area and side aspect double glazed door opening out to the rear garden. Recessed spot lights, radiator, luxury vinyl and tiled flooring.

Landing

Airing cupboard, radiator. loft hatch and carpet. Doors to;





Bedroom One

18' 6" Max x 12' 4" Max (5.64m Max x 3.76m Max)
Front aspect double glazed window, carpet and laminate flooring, radiator, free standing bath, fitted furniture which includes four double wardrobes with drawers and dressing table. Door to;

En-Suite

Walk in shower with fully plumbed shower, double wash hand basin in vanity unit, low level flush wc, extractor fan and heated towel rail.

Bedroom Two

14' 2" x 13' 4" (4.32m x 4.06m)
Front aspect double glazed window, radiator and carpet.

Bedroom Three

13' 4" x 13' (4.06m x 3.96m)
Rear aspect double glazed window, double built in wardrobe, radiator and carpet.

Bedroom Four

12' 4" x 11' 11" (3.76m x 3.63m)
Rear aspect double glazed window, radiator and carpet.

Bathroom

Rear aspect double glazed window, p-shaped bath with mixer taps and shower over, hand wash basin in vanity unit, low level flush wc, heated towel rail and laminate flooring.

Outside

To the front of the property is a shingle driveway providing ample off road parking for multiple vehicles, partially enclosed via fencing and access to the rear garden.

To the rear of the property is a laid to lawn area, paved patio area with a pergola which benefits from a adjustable roof making this the perfect place to relax and dine in throughout the year, garden tap, outside lighting, access to the games room and to a meadow measuring around 1/3 acre (STMS) which the current vendor rents with a private agreement that could be passed on the next buyer.

Games Room

18' 5" x 18' 5" (5.61m x 5.61m)
Bi-folding doors leading out into the garden, side aspect door, hard wood flooring, power and light.

Services

Mains Electricity
Mains Water
Septic Tank
Oil Fired Central Heating

Council Tax Band: C



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welcome to

Sycamore House The Street, Winfarthing Diss

- Well Presented Detached Family Home
- 31ft Kitchen/Dining Room With Integrated Appliances
- Spacious Lounge With Wood Burning Stove
- Separate Utility Room And Cloakroom
- Master Bedroom With En-Suite And Fitted Wardrobes
- Three Further Double Bedrooms And Family Bathroom
- Large Games Room Opening Out Into The Rear Garden
- Shingled Driveway Providing Off Road Parking For Multiple Vehicles

Tenure: Freehold EPC Rating: E

offers in the region of

£500,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
DSS110309 - 0002

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