



SYCAMORE BARN
STONE LANE, BRESSINGHAM, IP22 2BW





An outstanding new home in a rural position built in a barn style with a luxury finish and superb attention to detail.

The property is a superb new house built by the current vendors. It has been finished with a luxury specification and is very well-appointed throughout. The accommodation has been designed to offer maximum versatility and through the centre is an outstanding open-plan living space which is perfect for entertaining, with the central section being double height.

The front door opens to the entrance hall, which is open to the living space. There is an impressive open tread oak staircase with glass balustrading. There is a study to the front, which could be used as an additional bedroom and opposite is a superb bathroom with shower cubicle and freestanding rolltop bath. The principal living space has been zoned with a sitting area to one end, dining in the middle and excellent kitchen to the other. The kitchen is comprehensively fitted with a range of attractive shaker style units and central island. Off the kitchen is a rear hall and plant room. From the kitchen a glazed link with doors to both sides leads to a large vaulted room, which the current vendors use as an

additional sitting room but could easily be a principal bedroom as there is an en-suite shower room. There is also a utility room and it is considered this area of the property could be adapted to form a self-contained annexe. On the first floor are two spacious double bedrooms.

A driveway leads from the road to the front of the house and offers parking for several cars. There is a workshop and planning permission for a detached cart lodge. The principal area of the garden has been laid to lawn with a pond to one corner. To the rear of the house is an enclosed courtyard terrace, which is perfect for entertaining. The remainder of the garden offers huge scope for landscaping to suit a new owner's personal needs.







LOCATION

Located on the Norfolk/Suffolk border, in the heart of attractive countryside, but with good links to Norwich, Bury St Edmunds and the Suffolk Heritage Coast. Bressingham is a popular village with a village shop and primary school. Nearby Diss offers a full range of services, schooling and transport links – including being on the main London Liverpool street to Norwich railway line.

SERVICES

Underfloor heating via air source. Mains electric and water with drainage via private treatment plant. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

LOCAL AUTHORITY

South Norfolk Council
Council Tax Band - TBC

ENERGY PERFORMANCE

B Rating

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

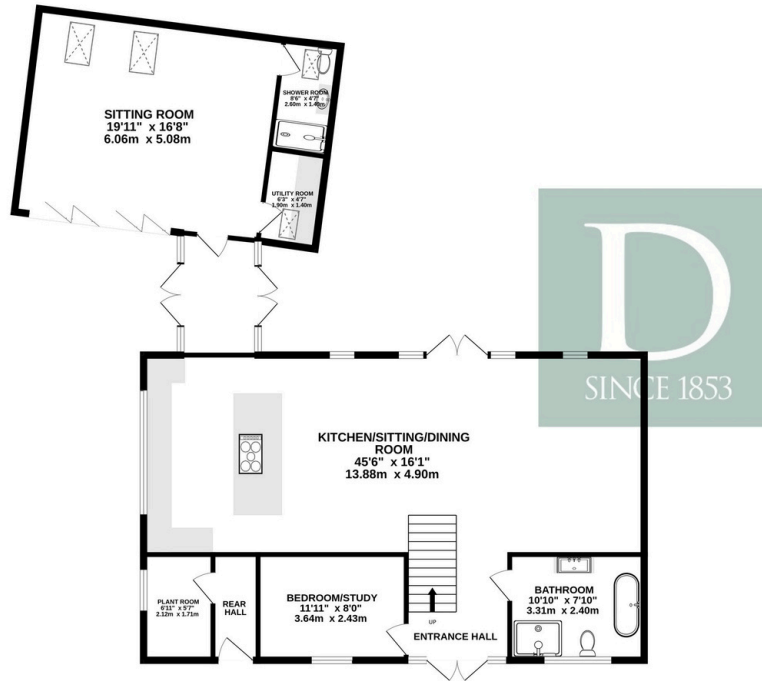




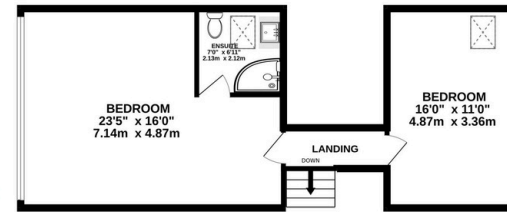


FLOOR PLAN

GROUND FLOOR
1458 sq.ft. (135.4 sq.m.) approx.



1ST FLOOR
557 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 2015 sq.ft. (187.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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