



# LONG VIEW

FERSFIELD ROAD, BRESSINGHAM, IP22 2AP







A striking, unique and architect designed contemporary residence, constructed 15 years ago.

This imposing and highly versatile home with four bedrooms, including the annexe, three bathrooms, expansive living areas and a separate one-bedroom annexe all within wonderful established gardens and grounds in excess of an acre.

The front door opens to a spacious entrance porch before opening to an entrance hall with oak staircase. Open-plan living is key with interconnected, light filled rooms featuring vaulted ceiling's white walls, and pale travertine flooring. The L-shaped kitchen/dining area works perfectly for formal and informal entertaining. At the heart of the property is the dramatic double height drawing room with a cleverly placed fireplace and a spiral staircase leading to a mezzanine balcony. A garden room area extends the living space, offering delightful views. In addition, the ground floor includes a separate media room, two downstairs bedrooms with 'Jack & Jill' bathroom between. There is also a large utility and guest cloakroom. Upstairs you have a principal suite with a luxurious bathroom and

dressing room/study.

Located across the driveway is a spacious self-contained annexe. It features a generous reception room, a bedroom and a shower room, providing comfortable accommodation for guests or independent living. This versatile space presents numerous possibilities. Additionally the annexe includes a garage with potential for conversion into a kitchen further enhancing its functionality subject to the necessary planning conditions. A separate shed provides further storage space.

The garden is a delight and the owners passion for gardening is evident in the diverse and thoughtfully designed outdoor spaces. It is arranged in distinct zones including lawn areas, tranquil woodland, vibrant borders and a raised pond all providing a haven for wildlife.





## 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

Air source heat pump. Mains electric and water are connected with drainage via septic tank. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

## LOCAL AUTHORITY

South Norfolk District Council  
Council Tax Band F

## ENERGY PERFORMANCE

C Rating

## AGENT'S NOTE

We are advised by the vendor that the solar panels produce a Feed in Tariff income of approximately £2,500 per annum until 2036.

## VIEWING

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















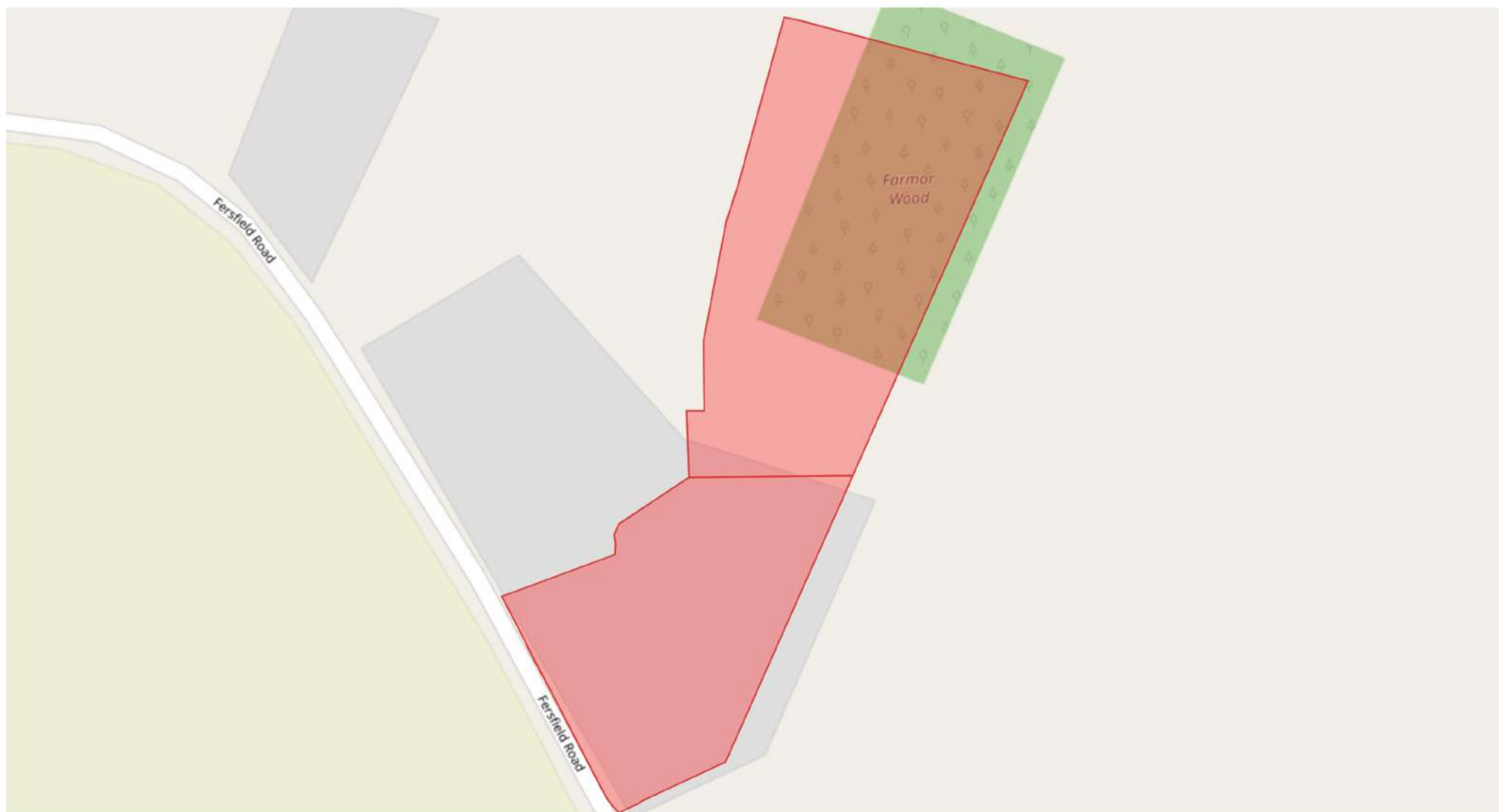






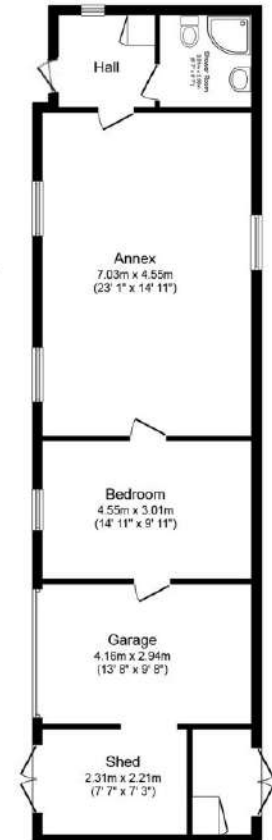
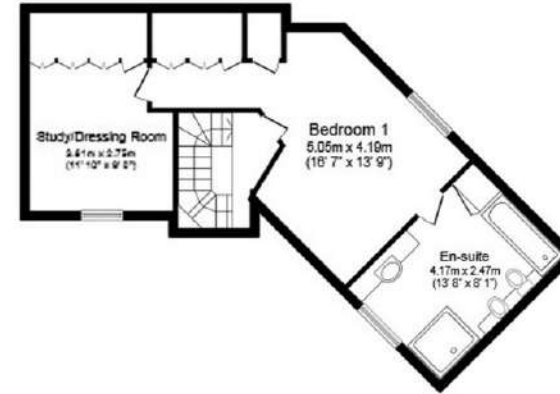
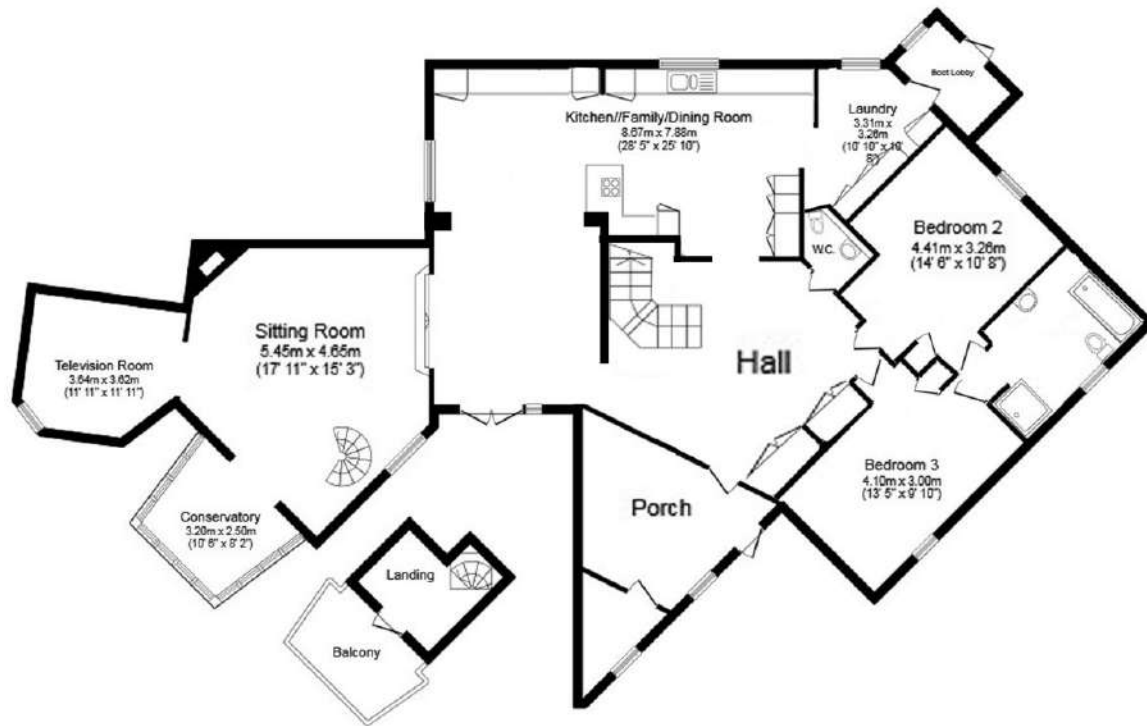








Property - DIS4383  
 Approx. Internal Floor Area - 2915 Sq ft / 270.8 Sqm  
 Approx. Internal Floor Area of Annex & Garage - 783 Sq ft / 72.7 Sqm





# DURRANTS

SINCE 1853

## IMPORTANT NOTICE

### **Durrants and their clients give notice that:**

*1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.*

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## CONTACT US

Durrants, 2b Market Hill, Diss, Norfolk,  
IP22 4JZ

Tel : **01379 642233**  
Email : **diss@durrants.com**

