



**Hillside, Wattisfield  
Suffolk**

**DAVID  
BURR**







# Hillside, Diss Road, Wattisfield, IP22 1NJ.

Wattisfield is an idyllic north Suffolk village with a thriving local community and St Margaret's Church. The nearby villages of Rickinghall and Botesdale provide a good range of everyday amenities including a shop and doctor's surgery and the market town of Diss (9 miles) has an excellent range of schooling, shopping and recreational facilities together with a mainline rail link to London's Liverpool Street. The historic cathedral town of Bury St Edmunds is approximately 14 miles to the south west.

Hillside is a superbly presented contemporary detached home offering generous and thoughtfully arranged accommodation across two floors. With an attractive brick and weatherboard exterior, the property blends modern styling with practical family living. The interiors are bright, well-finished and stylish throughout, while outside, the landscaped gardens provide a lovely setting for entertaining or relaxing. A detached garage and ample driveway parking complete the offering.

## A superbly presented contemporary home combining bright, stylish interiors with landscaped gardens and practical family living across two thoughtfully arranged floors.

**ENTRANCE HALL:** A welcoming space setting the tone for the stylish and well-maintained interiors to follow. The hallway is finished with attractive flooring and includes a staircase rising to the first floor with useful under-stairs storage cupboard.

### **SITTING ROOM**

This generously sized reception room sits at the front of the house and benefits from dual-aspect windows including full-height glazed panels that flood the space with natural light. Sleek shutter blinds add a touch of elegance and privacy, while the neutral décor creates a calming atmosphere ideal for everyday living or entertaining.

### **KITCHEN / DINING ROOM**

Positioned at the rear of the property and extending the full width of the house, this exceptional open-plan kitchen and dining area forms the true heart of the home. A stylish arrangement of matching wall and base units is beautifully paired with quartz worktops, incorporating a one-and-a-half bowl sink with mixer tap, a full height Fridge/Freezer and a central island with a dedicated breakfast bar. High-quality integrated appliances include a dishwasher and an eye-level oven and grill, ensuring both functionality and elegance. There is a fitted water softener. The dining area easily accommodates a family-sized table and enjoys delightful views of the rear garden, with French doors opening onto the

terrace —ideal for al fresco dining and summer entertaining. A further set of double doors lead seamlessly back into the entrance hall, enhancing the natural flow of the ground floor.

### **UTILITY ROOM & CLOAKROOM**

Situated just off the kitchen, the utility room provides further storage and laundry space.

The Cloakroom area is smartly appointed and fitted with a wash hand basin and WC.

### **First Floor**

### **LANDING**

A bright landing area with a large window drawing in natural light, providing access to the bedrooms and family bathroom.

### **BEDROOM ONE**

Positioned at the front of the property and featuring the same full-height glazing with shutter blinds as the sitting room below, the principal bedroom offers a spacious and serene retreat. Ample space for freestanding furniture and access to a private dressing area with fitted wardrobes and en suite shower room.

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## ENSUITE

Having a walk-in shower with part tiled surround, wash hand basin with vanity under cupboard beneath. W.C. with encased cistern.

## BEDROOM TWO

A well-proportioned double room overlooking the rear garden. This bedroom enjoys a peaceful aspect and would suit a guest room or teenager's bedroom.

## BEDROOM THREE

Another comfortable double bedroom with views over the garden, this room offers great flexibility as a home office, nursery, or additional bedroom.

## BEDROOM FOUR

A versatile double bedroom with a front aspect, which could lend itself to a variety of uses such as a home office, if required.

## FAMILY BATHROOM

Beautifully appointed suite comprising a panelled bath with shower over, WC with encased cistern and a wash hand basin having vanity cupboard beneath, complemented by attractive wall tiling in part and a heated towel rail.

## Outside

The house sits proudly behind a block-paved driveway that offers off-road parking for several vehicles and leads to a detached garage with electric roller doors, EV charging point, and excellent secure storage. Framed by thoughtfully planted borders, the front garden strikes a fine balance between curb appeal and practicality.

A real feature of the property is the rear garden, which has been creatively landscaped to provide both structure and interest throughout the seasons. A generous terrace directly outside the kitchen/dining room provides an excellent space for outdoor dining, shaded in part by a wooden pergola adorned with climbing plants. Beyond, a series of meandering beds host a rich tapestry of flowering shrubs, architectural plants, and trees. A seating area set in the lower

garden offers a more secluded retreat, perfect for reading or evening relaxation. There is a further second raised terrace area again ideal for enjoying warm summer days. A side gate provides access to the front.

**AGENTS NOTE:** The vendor informs us that the property has 6 years remaining on the NHBC guarantee.

**SERVICES:** Mains water, electricity and drains. Air source heat pump.

**NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** Mid Suffolk District Council

**COUNCIL TAX:** Band E

**EPC RATING:** TBC

**BROADBAND AND MOBILE:** Please see our website and Ofcom.org.uk for further details

**VIEWING:** Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

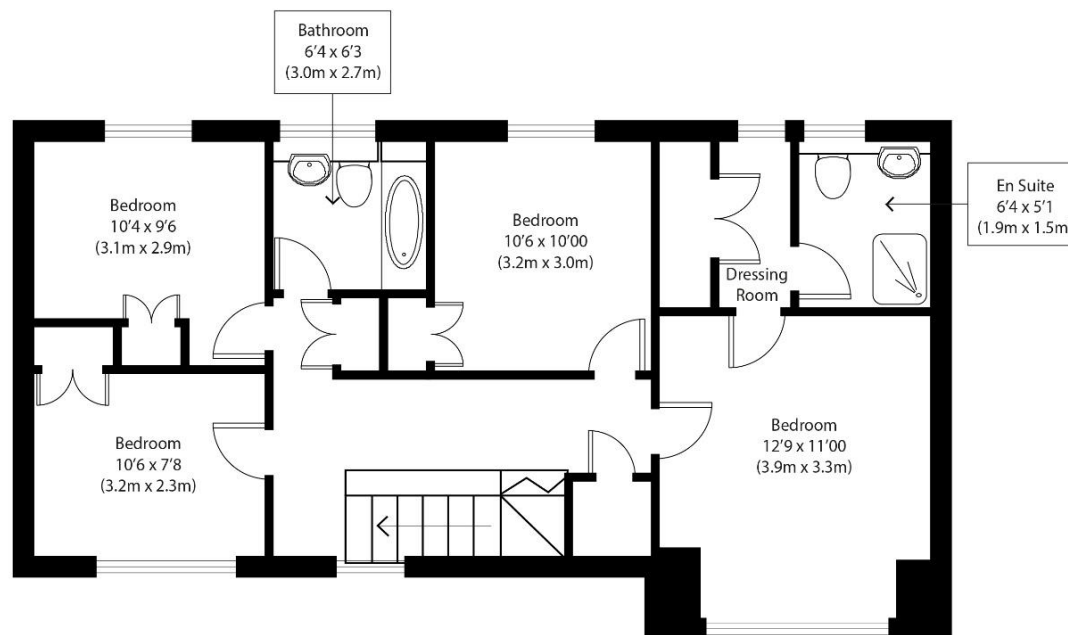
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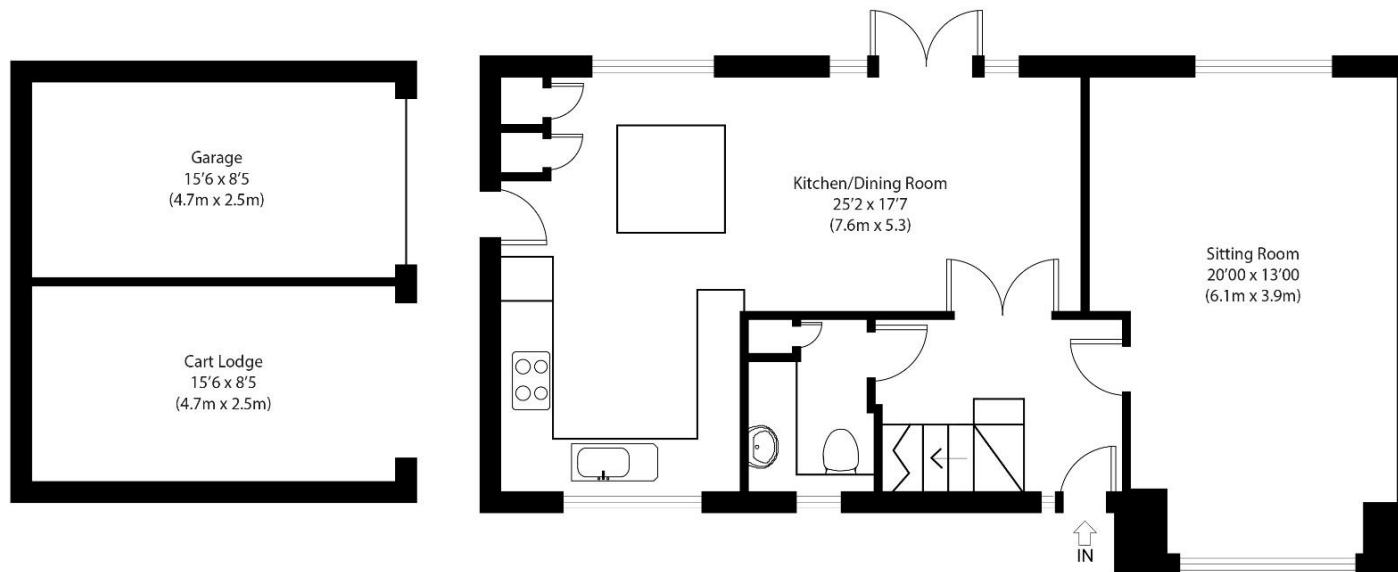


Approximate Gross Internal Area  
Main House 1420 sq ft (132 sq m)  
Outbuilding 265 sq ft (25 sq m)  
Total 1685 sq ft (157 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk



First Floor



Ground Floor



