



THE FIRS BURY ROAD

DISS, IP22 2PY

£500,000
FREEHOLD

Perfectly positioned between Bury St Edmunds and Diss, this exceptional detached period home in Hepworth offers elegant living and truly impressive outdoor space. Set within approximately 1.3 acres, the grounds are a stunning blend of sweeping lawns, mature trees, established shrubs and a natural hedgerow border – ideal for families, entertaining or simply enjoying nature. Inside, the home boasts four generous double bedrooms, a stylish family bathroom and a separate cloakroom. The ground floor provides two inviting reception rooms and a well-appointed kitchen/dining room with utility. A sweeping driveway leads to a triple-width garage/workshop and extensive off-road parking.

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THE FIRS BURY ROAD

- Chain Free Detached Period Home • 4 Double Bedrooms • Situated In Grounds Of Approx 1.3 Acres • Oil Fired Heating • Two Large Reception Rooms • Kitchen Dining Room - Separate Utility Room • Stylish Family Bathroom • Triple Width Garage / Workshop • Sweeping Driveway & Ample Off Road Parking • Take A Look At The House & Grounds With The Virtual Tour.



Entrance Hall

Impressive entrance hall with oak staircase leading to the first floor. Stone flooring. Radiator.

Kitchen/Dining Room

Modern fitted kitchen with range of wall and base level units with worktop over and inset sink with drainer. Double oven, top oven doubling up as a combination microwave. Separate induction hob with extractor fan over and integrated dishwasher and space for an American style fridge freezer. The dining end of the room has a Chilli Penguin multi fuel stove with oven. Two windows to the front and a window and door to the rear.

Utility Room

Work top with storage cupboard. Plumbing for washing machine and space for tumble dryer. Window and door to the rear. Radiator.

Sitting Room/Sunroom

Bright room with window to front, an inset log burning stove with feature oak mantle over and laminate flooring. The room opens into a sunroom with windows to two sides making it a real feature. Two radiators.

Sitting Room/Office

The second reception room is currently used as a snug living space and office area, offering

excellent versatile accommodation. Two windows to the front, small window to side and window and door to the rear. Two radiators.

Landing

Exposed brick wall and window to rear.

Inner Landing

Loft access and radiator.

Bedroom 1

Large double room with storage cupboard. Window to front. Radiator.

Bedroom 2

Double room with window to front. Radiator.

Bedroom 3

Double room with window to front. Radiator.

Bedroom 4

Double room with airing cupboard. Window to rear. Radiator.

Cloakroom

WC and window to side.

Bathroom

Modern suite with WC and pedestal wash basin. Bath with mixer taps. Separate shower cubicle with waterfall shower head, surrounded by feature tiles. Tiled flooring. Window to rear and heated towel rail.

Outside

Front Garden

The front garden is mainly laid to lawn with pathway to the front door. There is an established hedgerow to the front offering privacy. Shrubs and trees border the garden.

Rear Garden

This cottage style garden is laid mainly to lawn with a small patio area and wraps around to the side of the property. There are mature shrubs and flower beds along with a variety of established trees. A gate allows access to the land to the rear which extends to approx 1.3 of an acre

Land To Rear

Extending to approximately 1.3 acres, the land adjoins the cottage garden and offers a wonderfully tranquil setting, bordered by a protected hedgerow that ensures both privacy and charm. The grounds are dotted with a delightful variety of mature trees, including graceful weeping willows and productive fruit trees, alongside well-established shrubs that enhance the natural beauty of the space. A sweeping driveway leads through the grounds to a generous parking area and a substantial triple-width garage/workshop with three sets of barn doors, providing ample room for multiple vehicles or storage.

Summer House

Timber summer house with power and light.

Garage/Workshop

Triple width garage with three sets of barn doors to each. There is a partitioned section inside the garage which has been fully insulated. The garage is a timber construction on a concrete base. There is no power connected.

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EPC Rating: Council Tax Band: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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