

DISS ROAD, WATTISFIELD

WATTISFIELD, IP22 1NJ

£425,000
FREEHOLD

An individually designed four bedroom detached family home situated on the outskirts of Wattisfield, offering an exceptional blend of space and style. This beautiful home features a welcoming entrance hall leading to a striking open plan kitchen/dining room thoughtfully created with the modern family in mind. A spacious bright sitting room and convenient cloakroom all with Karndean flooring and underfloor heating throughout. Upstairs, the high standard of finish continues with a master suite complete with a dressing room and a sleek en suite, three further generous bedrooms and a modern family bathroom. Outside, the property enjoys a beautiful landscape garden with stunning terrace areas ideal for outdoor entertaining, a single garage, cart lodge for storage and ample off-road parking. Viewing is essential to truly appreciate the space, quality and setting of this exceptional home.

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DISS ROAD, WATTISFIELD

- Stunning Detached Four Bedroom Family Home
- Impressive Kitchen/Dining/ Family Room
- Master Bedroom With Dressing Room & En-Suite
- Air Source Heat Pump
- Utility and Cloakroom
- Garage/Cart Lodge & Driveway For Ample Parking
- Six Years NHBC Warranty Remaining
- Beautiful Private Landscape Garden
- Three Further Bedrooms & Family Bathroom
- Step Inside Today With Our 360 Virtual Tour!



Entrance Hall

Welcoming entrance hall with stairs leading to the first floor. Understairs storage. Double doors to the kitchen.

Cloakroom

Stylish suite with WC and wash basin. Base cupboards with work tops over. Feature tiles. Space for washing machine. Window to front.

Sitting Room

Generous size room with dual aspect windows including a fully-height glazed panels, enjoying lots of natural light. Fitted shutter blinds.

Kitchen/Dining/Family Room

An exceptional and well-designed open plan kitchen with a range of stylish wall and base cupboard and drawer units with quartz work surfaces over. Inset sink and drainer with fitted water softener. Integrated appliances including, dishwasher and eye level double oven with grill. Ceramic five ring hob with extractor fan over. A built-in full fridge freezer and a useful pantry unit. A central island with further base units, incorporating a breakfast bar. Dual aspect windows to front and rear. Opening to the dining/family area making it the heart of the home, perfect for gatherings, with views of the rear garden. French doors lead onto the terrace seating area and side door to the lawn area.

Landing

Bright space with window to front. Loft access and airing cupboard. Radiator

Bedroom 1

Generous size double room with fully height glazed windows to front with fitted shutter blinds. Radiator.

Dressing Room

Built in wardrobes. Window to rear. Radiator

En-Suite

Contemporary suite with WC and wash basin vanity unit. Shower cubicle surrounded by feature tiles. Window to rear. Heated towel rail.

Bedroom 2

Well proportioned double room with fitted wardrobes. Window to rear. Radiator.

Bedroom 3

Double room with window to rear. Fitted wardrobes. Radiator.

Bedroom 4

With fitted wardrobes. Window to front. Radiator

Bathroom

Stylish suite with WC and wash basin vanity unit. Bath with shower over and shower screen. Surrounded by attractive tiles. Window to rear. Heated towel rail.

Outside

Front Garden

Approached by a block paved driveway offering ample off-road parking. Border by well-maintained mature shrubs, trees and hedges.

Rear Garden

A beautifully and thoughtfully laid out landscape garden offering a main terrace seating area covered by a wooden pergola with climbing plants. There is a second raised terrace seating area adorned by mature shrubs, well stocked flowering plants and trees offering privacy and a relaxing spot to enjoy. A pathway leads to the side, laid to lawn enclosed by fencing with a gate to the front. Completing the garden is a low maintenance shingle area with raised beds.

Garage

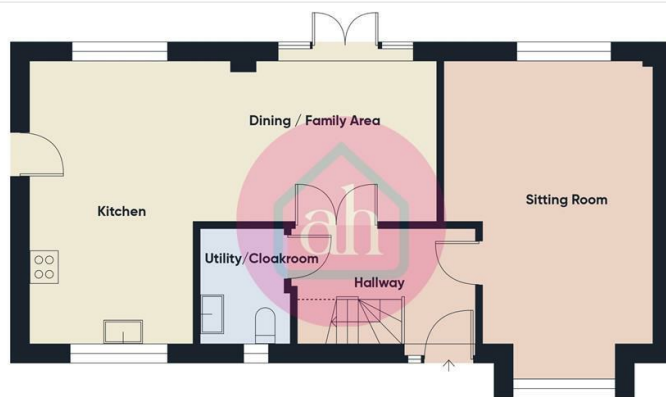
Electric roller doors and connection for EV charging point.

Cart Lodge

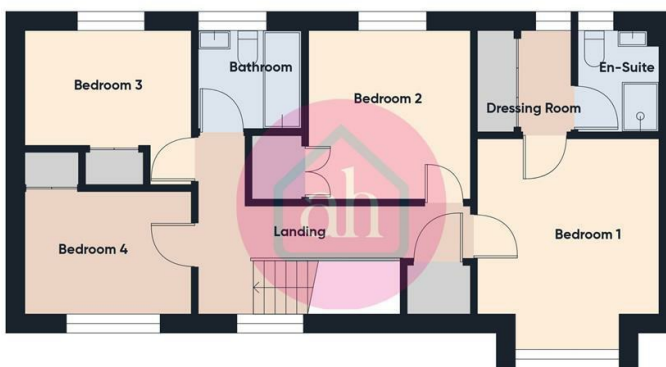
Offering ample storage.

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Ground Floor



Floor 1

Approximate total area^m
1316 ft²
Reduced headroom
9 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100*
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: B Council Tax Band: E

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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