



Glebe Farm
Hoxne Road | Syleham, Eye | Suffolk | IP21 4LT

SUPERB DETACHED BUNGALOW



This beautifully looked after detached, single storey home with sizeable accommodation and substantial grounds reveals ample space for family life, set in the most idyllic plot of almost three quarters of an acre (stms) with field views. The layout and flow of this home along with the aspect of looking out towards the countryside provides privacy and plenty of opportunity for outside enjoyment. With four bedrooms, three bathrooms, a superb family room and separate sitting room, Glebe Farm is so much larger than one would expect, which you will discover when you step inside to explore this lovely home.



KEY FEATURES

- Sizeable Detached Bungalow
- Wonderful Farm Land Views
- Pretty Rural Location
- Superbly Extended
- Very Generous Kitchen Breakfast / Family Room
- Cosy Sitting Room
- Four Bedrooms
- Three Bathroom/Shower Rooms
- Generous Plot

Imagine waking up and simply stepping outside your bedroom straight onto the patio for that first morning cuppa and drinking in views of fields and trees. The current owner substantially improved and extended this home circa 2014 to create the home of her dreams – she had dreamt of a large family kitchen for guests to gather in and a huge fireplace to cosy up in winter plus extra sitting room. The accommodation extends to 1999sq ft and offers versatility of use – whether keeping the four bedrooms or using some for office space, hobbies, playroom or gym, the opportunities are endless.

Step Inside

Step inside, and you'll discover a home designed with great attention to detail and beautifully looked after, offering a welcoming family feel. From the porch you are taken to the entrance hall, leading to sitting room with log burner, two bedrooms, one currently used as an office, an expansive wonderful family room, housing kitchen, dining and seating plus impressive brick fireplace. Versatility and comfort are found along the hallway with a family bathroom, a further double bedroom with ensuite and then at the end of the hall you discover the large principal bedroom with contemporary ensuite – the icing on the cake being patio doors to the garden.

Natural Vision

The owner project managed the transformation of this single storey haven. The kitchen family room is the owners pride and joy and is the real hub of the home. It houses a huge island and has fine wooden flooring and worktops, plus with electric range and calor gas hob you can create culinary delights for all tastes. Christmas has been enjoyed in this wonderful space where all the family congregate – whether chatting to the chef, relaxing by the fire or enjoying traditional family dinner altogether.





KEY FEATURES

The grand brick fireplace was another part of the vision and allows guests to relax and still include the cook in the conversation. The utility room houses the washing machine, dishwasher and tumble drier making this the real work space and keeps the kitchen family room as the ultimate entertaining area. The cloakroom is just off the utility room with practical tiled flooring. The separate cosy sitting room with beautiful wooden flooring and log burner offers a chance to “escape” in the evenings and is wonderful to enjoy the winter months in. The three double bedrooms provide versatility and comfort, catering to various lifestyle needs and preferences. The principal bedroom has a gorgeous contemporary ensuite with oversized shower and offers patio doors to the garden – what views to wake up to! Whether you’re hosting guests, where they all have the privacy of separate bathrooms too, or just enjoying a quiet moments of relaxation, or pursuing hobbies, this inviting home offers something for everyone.

A Home For All Seasons

The sunny south west facing patio can be enjoyed from the family room as well as the master bedroom and is so large you can move around to find shade to read or a suntrap to enjoy the Spring and Summer months. The sunsets from this aspect are stunning, with natural world all around allowing you to revel in this idyllic country lifestyle and is a great spot for unwinding in the evenings with a glass of wine. These views can also be enjoyed from the family room so whatever the season, nature is visible. Whether watching the big East Anglian changing skies in Autumn, or the taking in the snowy field scenes with visiting pheasants this is the perfect home for those seeking a peaceful family haven or a countryside retreat.

Step Outside

The property had three very separate gardens when initially purchased and the current owners landscaped to bring all three together offering fabulous field views, with trees to encourage the birds plus provide a great feeling of openness to the surrounding countryside. The friendly farmer currently cuts all the hedging and although you are unaware of neighbours when in this home and garden, they’re very friendly too. Regular visitors Muntjac deer and hares are amusing to watch, and provide outside entertainment! The in and out driveway offers plenty of space for parking and there is potential for further enhancement here to add garaging or cart lodges.





























INFORMATION



On The Doorstep

Syleham is a friendly community with active village hall committee who run a social club twice a week and also offer various events during the year

How Far Is It To?

The village is very well placed for wider connectivity to the market town of Diss with its range of shops and amenities and direct train services into London in 90 minutes and Norwich (20 minutes). Diss is a busy market town also offers supermarkets, boutique shopping and the Corn Hall arts venue.

Directions

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [///parading.alleges.hero](http://parading.alleges.hero)

Services, District Council and Tenure

Oil Central Heating

Private Drainage – septic tank

Broadband Available - please see www.openreach.com/fibre-checker

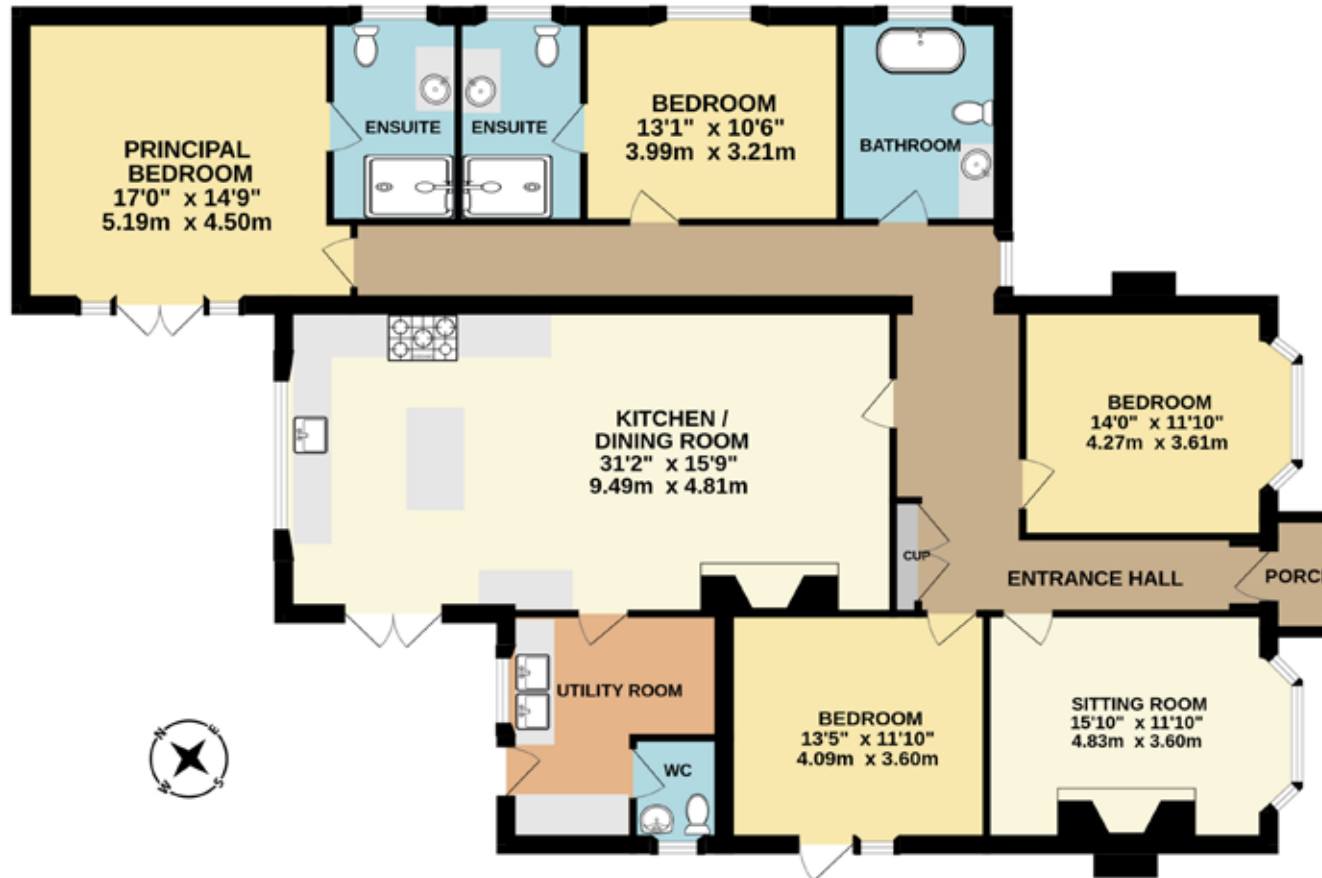
Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk - to check

Mobile/Broadband Availability

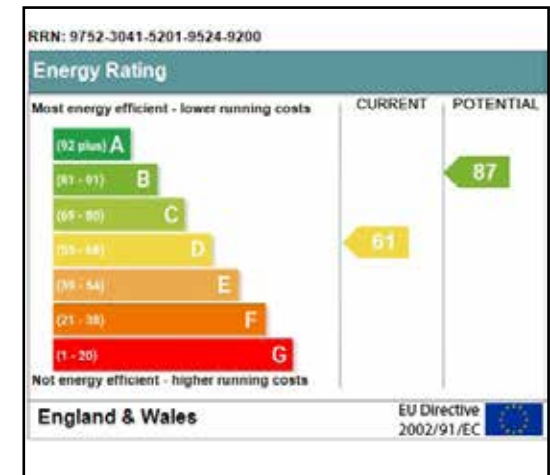
Mid Suffolk District Council - Tax Band D

Freehold

GROUND FLOOR
1999 sq.ft. (185.7 sq.m.) approx.



TOTAL FLOOR AREA : 1999 sq.ft. (185.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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