



Orchard House
Stuston | Diss | Norfolk | IP21 4AB

AN EASY LIFE



If you have always yearned for life in a country village, but still need infrastructure access close by, then this property might just be your answer. This wonderful family home set in mature wraparound gardens, was built in the 1990s and has been well maintained over the current owner's tenure to offer four bedrooms, two bathrooms plenty of social space and all within easy reach of road and rail links and day to day amenities.



KEY FEATURES

- A Beautiful Four Bedroom Detached Family Property
- Large Plot Of Approximately .75 of an acres (stms)
- Offering Over 2,300 square Feet Of Living Space
- Large Principal Bedroom With Ensuite And Dressing Room
- Social Kitchen/Breakfast Room, Separate Dining Room
- Wonderful Conservatory
- Mature Gardens With Summer House
- A Fantastic Family Home
- Double Garage With Remote Electric Doors
- A Short Drive From The Amenities And Train Links Of Diss

The current owners were drawn to this home with plenty of room for family to visit and within walking distance to amenities – there is a wonderful walk from the house, through fields to Diss town. They have enjoyed many happy years here and have paid attention to the upkeep, installing a new kitchen to include remote control lighting, replacing conservatory windows initially and latterly improving the cloakroom, the ensuite bathroom and adding a water softener. Even just this year the ovens in the kitchen have been replaced so all you have to do is make your mark cosmetically and the house will feel like your home.

Step Inside

Stepping into the wide entrance hall there is lots of room for coats and shoes, space always needed for busy family life. The entrance hall leads straight into the spacious inner hallway and turning left you find a useful cloakroom and a good-sized study to the with electric fire - this fireplace could be reopened as needed. Next along the hallway is the wonderfully generous dual aspect living room with open fire leading to a delightful conservatory with lovely views and patio doors to the garden. The formal dining room offers plenty of space for a large table to seat ten guests as well as ancillary furniture. The dual aspect kitchen breakfast room with all mod cons has ample space for a breakfast table and could even house a sofa too, to make a real modern day family room. A useful utility room with door to the garden completes the ground floor.

Easy Living

The kitchen has a useful integrated full-length fridge with wine cooler and freezer next to it. The surround has made skillful use of space with slide and hide doors. The double fan ovens have been replaced in 2025 and have a quirky, useful pull-out ladder from beneath them to allow you to reach the tallest cupboards. The kitchen also has remote control blinds. The current owner enjoys spending time here as both morning sun and evening light can be enjoyed. The conservatory is another favourite place, being a warm spot even on a dull day and offering light to the living room.





KEY FEATURES

The large dining room could easily be repurposed as another sitting room for teens or multi-generational living. Outside you can walk straight from the house, through fields and the golf course to reach every day-to-day amenity you could wish for in Diss – its an easy life here.

Exploring Upstairs

White painted stairs from the hallway lead to the bright landing area so large that the current owners had a table here for the grandchildren to play monopoly on – it would easily make a great home office space too. The dual aspect principal bedroom is no less than six metres long and offers light, space and a peaceful ambience. With dressing room and a large ensuite this has the hotel feel about it. The contemporary ensuite shower room is a grand affair with freestanding bath, shower, stylish sink and storage and so much space. The three other bedrooms are all double size and share a family shower room.

Step Outside

The location of this house is amazing – hidden from the road completely, with mature trees and hedging, yet just two miles from Diss, the plot is private and secluded. The wraparound gardens offer something for everyone: the summer sun-trap circular patio is used so much with the summer house providing a shady spot during the warmer months. During winter the summer house is fantastic storage for outside toys and furniture. The owners have enjoyed growing tomatoes and other vegetables over the years using the greenhouse and veggie patch to full potential- these days the veggie area is an attractive flower garden. Plenty of wildlife also enjoy this garden with deer being regular visitors along with plenty of birdlife.

On The Doorstep

Stuston is a pretty village conveniently situated on the Norfolk/Suffolk border and offers a village church, an active village hall running community events throughout the year, plus The Greyhound, a welcoming friendly pub. The village has even repurposed an original red telephone box as a book swap station – so no library building needed here and plenty of reading material! Stuston Common Nature Reserve is a popular spot for birdwatching and enjoying nature, with walks a plenty so there is something for everyone here.





























INFORMATION



How Far Is It To....

Commuting is easy with road access to the A140 linking to the regional centres of Ipswich, Bury St Edmunds and Norwich plus a mainline railway station at Diss, just two miles away, with regular service to London Liverpool Street taking approximately 90 minutes. The local towns of Eye and Diss provide an excellent range of local amenities including doctors' and dentist surgeries as well as independent shops, eateries and supermarkets. For schooling, the local school well regarded primary school of Mellis in Eye feeds into Hartismere High School.

Directions:

From Diss head west on the A1066 (Victoria Road) towards Scole, turn right on to 1077 Stuston Road, past the golf course and straight across at the next roundabout, take the first right on to The Common, and the property is the first house on the right.

Postcode: IP21 4AB

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... What 3 Words Location /// human.driftwood.freedom

Services, District Council and Tenure

Oil Fired Central Heating

Mains Electricity, Water & Drainage

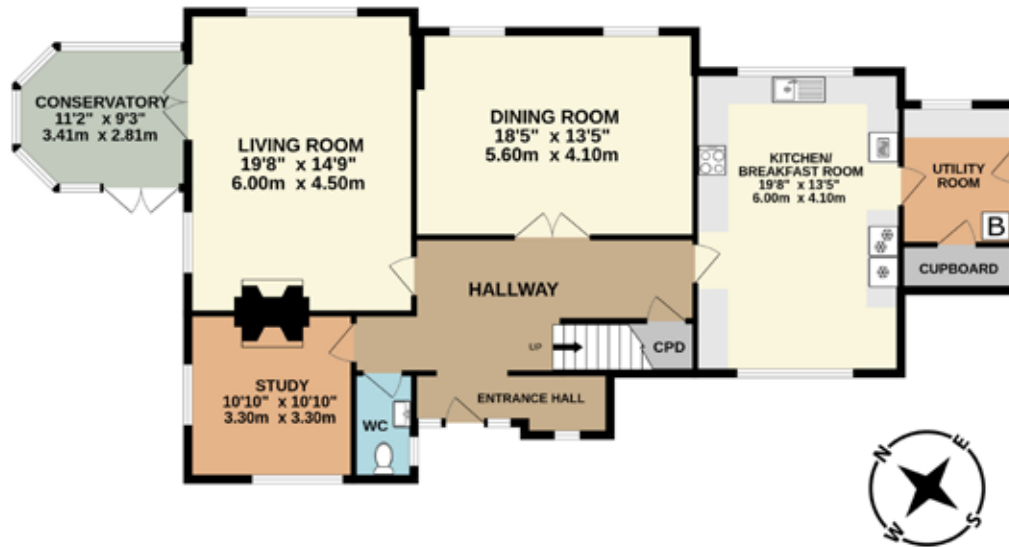
Broadband Available –fibre to premises is currently being installed, but please check www.openreach.com/fibre-checker

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

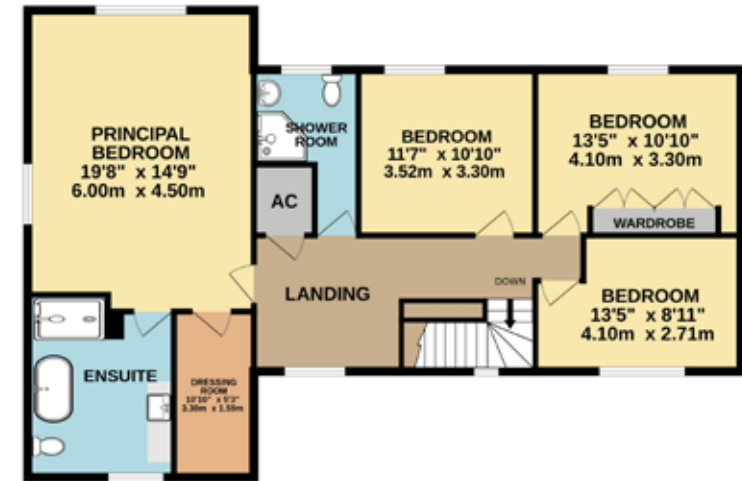
Mid Suffolk District Council – Band G

Tenure: Freehold

GROUND FLOOR
1338 sq.ft. (124.3 sq.m.) approx.

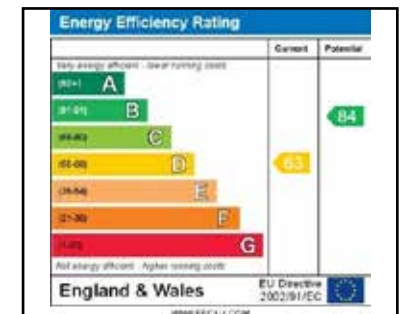
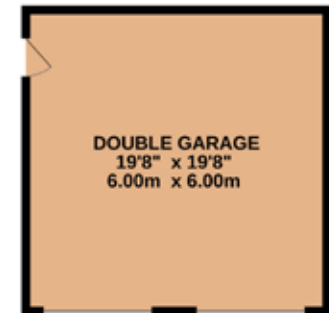
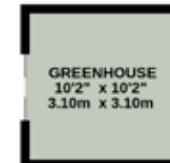


1ST FLOOR
1065 sq.ft. (98.9 sq.m.) approx.



TOTAL FLOOR AREA (approx.)

Accommodation: 2383 sq.ft (221.4 sq.m) - Garage/Outbuildings: 544. sq.ft (50.5 sq.m)
Measurements are approximate. Not to scale. Illustrative purposes only.
Produced for Fine & Country Estate Agent.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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