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Paradise Row,
Ringsfield Suffolk

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ESTATE AGENTS

A charming, deceptively spacious, three bedroom cottage, beautifully situated amongst the most attractive garden plot on a quiet, private road in the rarely available North Suffolk Village of Ringsfield. The property has been enjoyed and sympathetically updated by the current owner and offers a superb standard of presentation both inside and out. The plot is of superb proportions and offers off road parking and one of the most delightful gardens we have seen. Offered with no onward chain this property is a must see.

Accommodation comprises briefly:

- Reception/Dining Room • Sitting Room
- Conservatory • Kitchen • Utility & Ground Floor W/C
- Master Bedroom • Two Further Generous Bedrooms
- Shower Room • Off Road Parking
- Beautiful South Facing Garden



Property

Entering the property via the front door we are welcomed by the first of the reception rooms, where the character of the original cottage is instantly apparent. This delightful space could serve a multitude of purposes and flows open plan into the sitting room making the two rooms ideal when socialising. A door opens to the stairs where we find a feature stained glass window and we flow open plan to the inner hall. In the sitting room our eye is drawn to the red brick fireplace housing the wood burning stove. French doors open to the conservatory which further extends the living space and offers the perfect spot to enjoy the garden throughout the year. A door opens to the patio. Back in the main living space the inner hall passes an understairs cupboard and we find the utility room and ground floor cloakroom set to the front of the cottage, a window at the head of the hall looks onto the gardens and fills this space with natural light. At the rear we step into the kitchen which offers a delightful contrast to the overall feel of the cottage. Fitted with a range of modern wall and base units which are complimented by colourful wall tiles and attractive flooring this bright space offers a superb modern working kitchen. A window set over the sink takes in the wonderful views of the garden and a door opens to the patio. Climbing the stairs to the first floor the stained glass window gives a burst of colour and light. From the landing we access all three bedrooms and the shower room separately whilst a window again takes in the views of the garden. At the head of the stairs we find the first of the bedrooms set to the front of the house, this room offers space for a small double bed. At the rear we find the generous master bedroom which boasts fitted wardrobes and a delightful view over the meadows at the rear. Bedroom three again offers space for a small double bed and takes in the exceptional garden views whilst the shower room completes the accommodation and boasts a double width shower, w/c and a wash basin set in a fitted vanity unit.







Outside

The property is situated on a private road on the edge of the semi-rural North Suffolk village of Ringsfield which has a local primary school, village hall, church and public house. The popular market towns of Beccles and Bungay are both within easy distance and provide a fuller range of amenities including schools, nurseries, shops, Post Office, doctors surgery, bank, library and dentist. Beccles also has a market selling fresh produce every Friday in the town, there is a local bus station which runs a regular service to Lowestoft, Norwich and many of the smaller villages around. Beccles also has a railway station with trains to Lowestoft, Ipswich and London. The unspoilt Suffolk coastline with the beaches of Southwold and Walberswick are approximately 11.1 miles away and it is 20.3 miles from the Cathedral City of Norwich.

Location

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Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Mains Electricity, Mains Water, Private Drainage.

Energy Rating: TBC

Local Authority:

East Suffolk Council

Tax Band: C

Postcode: NR34 8LQ

What3Words: ///fists.traps.router

Tenure

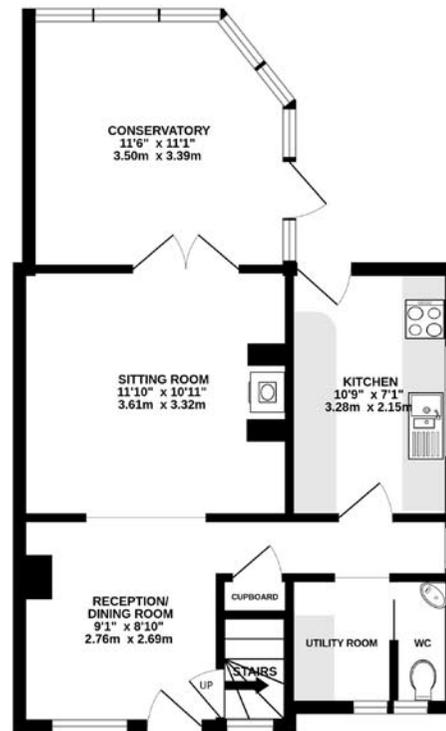
Vacant possession of the freehold will be given upon completion.

Agents' Note

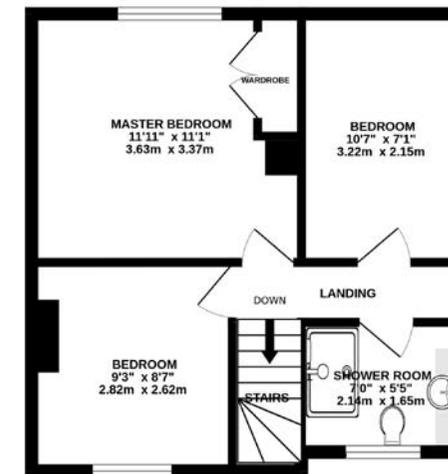
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £295,000

GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 862 sq.ft. (80.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Loddon 01508 521110

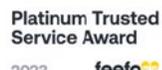
Diss 01379 644822

Halesworth 01986 888205

Harleston 01379 882535

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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