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*St. Benedict's Close,*  
Toft Monks, Suffolk

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**MUSKER  
McINTYRE**  
ESTATE AGENTS



**Uncompromised space in a superb location. An imposing, modern detached, family home ideally situated in this sought after village resting on the Norfolk/Suffolk border. St Benedict's Close is a small cul-de-sac of properties set in the heart of the village, footsteps from the 'duck pond' and close to the popular 'Toft Lion' Public House. The property boasts four generous bedrooms, two bathrooms, two reception rooms and spacious kitchen, utility and entrance areas. Outside the generous plot wraps around the house and double garage/workshop, whilst on the frontage we find ample off road parking. Viewing is essential.**

**Accommodation comprises briefly:**

- Reception Hall & Lavatory • Sitting Room with Fireplace
- Dining Room • Kitchen/Breakfast Room • Utility Room
- Gallery Landing • Three Double Bedrooms
- Master Bedroom with En-suite Shower Room
- Family Bathroom • Generous Enclosed Rear Garden
- Double Garage & Workshop • Ample Off-Road Parking



**Property**

Stepping under the storm porch we push open the front door of this impressive family home where we are welcomed by the reception hall. The scale of the property and superb amounts of natural light that flow throughout the house are instantly apparent and vision line into all of the main accommodation adds to the sociable feeling of the property. The dog leg staircase rises to the first floor gallery landing and we find the cloakroom and storage cupboard at the foot of the stairs. Tiled flooring lines the hall and continues through the kitchen and large utility room. The kitchen is fitted with an extensive range of modern units set against granite work surfaces and incorporates a full range of appliances including a double oven. A central island adds to the storage and offers a great spot to sit for coffee or informal dining. The sink is set below a window taking in the garden view and a door opens to the spacious utility/laundry room which in-turn leads to outside. Stepping back through the hall French doors open to the dining room, a spacious second reception room which enjoys patio doors leading into the garden whilst adjacent we step into the spacious sitting room. This dual aspect room is filled with natural light and again enjoys patio doors leading into the garden, ideal for summer entertaining. An open fire creates a cosy focal point set in an elegant marble fire surround. Climbing the stairs to the first floor we find the stunning landing, large enough to provide a study area or library and leads to all four bedrooms and the family bathroom. The family bathroom boasts a modern four piece bathroom suite comprising a bath, separate shower, w/c and basin set into a vanity unit. Adjacent the master bedroom enjoys a dual aspect that fills this spacious room with natural light, the recently re-fitted en-suite is again of superb proportions and enjoys a double width shower with w/c and wash basin set to a modern vanity unit. The three further bedrooms all offer space for double bedroom furnishings, the larger two are found at the opposite end of the landing with the slightly smaller central bedroom set overlooking the rear gardens. This completes the accommodation.













### Outside

Approaching the property via St Benedict's Close we are welcomed by the vast frontage of the premises, the entire width of the plot has been laid to block paving providing an exceptional amount of off road parking perfect for busy family lives and allowing the frontage to be almost maintenance free. Gates to either side of the property lead into the rear gardens whilst the double garage enjoys two doors opening for vehicular access. An attractive storm porch leads us to the front door. At the rear the surprising garden space can be accessed via the utility room whilst patio doors open from both the dining room and sitting room onto the patio, perfect for family life and entertaining in the summer months. The garden is laid to lawn framed with a bespoke steel border edging which frames the extensive planted beds that are bursting with colour and scent. Passing the rear of the garage the space opens to a secret garden that offers a wealth of potential for recreation, play or an ideal spot for a kitchen garden. The garage itself is a large double with a personal door leading from the garden and double vehicular access to the front. The workshop area is accessed from within the garage.

### Location

The property is situated in the delightful Norfolk/Suffolk border village of Toft Monks, within the school catchment for Hobart High School in Loddon and offering superb access to the surrounding market towns and coast. The property is located on a quiet road to the side of an attractive village pond. Toft Monks has a public house 'The White Lion'. A wider range of amenities can be found in the busy market town of Beccles which has many shops, restaurants, schools, pubs and supermarkets and range of leisure facilities. The town is located on the Waveney River which is a gateway to the Broads network. The train station runs direct to London Liverpool Street via Ipswich, and the unspoilt Suffolk coastline with the beaches of Southwold and Walberswick are within easy driving distance.

## 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

Oil fired central heating. Mains water, drainage and electricity.

EPC Rating: D

## Local Authority:

South Norfolk Council

Tax Band: E

Postcode: NR34 0HN

What3Words: ///shunts.genius.eagle

## 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: £525,000**



To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Harleston 01379 882535

Loddon 01508 521110

Halesworth 01986 888205

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.



BUNGAY OFFICE  
3 Earsham Street

Bungay  
Suffolk

NR35 1AE

Tel. 01986 888160

bungay@muskermcintyre.co.uk