



Station Road
Shimpling | Diss | Norfolk | IP21 4UA

 FINE & COUNTRY

A BALANCED LIFE CHARACTER, LIFESTYLE & PRACTICALITY



With beautiful countryside views, this charming 4-bedroom Edwardian home offers three floors of flexible family accommodation, thriving gardens with vegetable beds and a greenhouse, and a superb, detached office ideal for home working. Combining period charm with practical living, it enjoys a peaceful rural setting while remaining within easy reach of Diss and its excellent transport links.



KEY FEATURES

- Beautiful Edwardian, semi-detached family property
- Four bedrooms and two bathrooms
- Wonderful open plan living room with an LPG fire
- Large garden of 0.3 of an acre (stms)
- Outside, fully insulated office space
- Living space set over three storeys
- Wonderful country views
- A short drive from the train links and amenities of Diss
- Immediate access to country walks

Positioned within easy reach of the amenities and rail connections of Diss, the home enjoys the perfect balance between peaceful country living and practical accessibility and is a home that adapts to the cadence of family life. Unusually for a semi-detached home, it's four bedrooms offer flexibility in use, and whether just for two, for those who like entertaining, for family life or those looking for a sustainable lifestyle, this property has it all. The current owners have added modern touches including spotlights in the kitchen and redecorating, renovating the ground floor shower room, and adding bath in the first-floor bathroom as well as replacing the boiler with a combi boiler just 2 ½ years ago.

Step Inside

A charming entrance porch welcomes you into the home, leading directly into a delightful sitting room where a traditional fireplace creates a cosy focal point. This inviting space is perfect for relaxing evenings with its traditional fireplace with an LPG fire. The chimney has been blocked off but could be opened up again if a wood burner is preferred. The sitting room flows effortlessly into the dining area, so whether hosting formal dinners or family get togethers, the layout provides a sociable and versatile environment. Beyond, the kitchen is fitted with a range cooker and offers ample storage, making it a practical and attractive space for keen cooks. A door leads through to the utility room, flooded with natural light from roof windows and with so much storage space for coats, shoes, and household appliances. The adjoining shower room is perfectly placed for those returning from a productive day in the garden, muddy countryside walks, or outdoor activities and is a quirky fun space with fixtures made from copper piping.





KEY FEATURES

Explore Upstairs

The first floor offers two generous double bedrooms, and a smaller room ideal as a home office or nursery, offering excellent flexibility for changing family needs. The contemporary family bathroom, now with a bath as well as a shower, is ideal for bathing little ones. The principal bedroom has been cleverly arranged to maximise space and functionality, featuring sliding-door wardrobes cleverly fitted around the chimney. Occupying the entire upper level, the second floor provides a fabulous multifunctional space. Whether utilised as an additional bedroom, teenager's retreat, playroom, hobby room, guest accommodation or home office, this versatile area offers endless possibilities. With roof lights the current owners enjoy star gazing with their telescope - the lack of light pollution offers a fantastic night sky. Also, in the eaves at each end of the home is an abundance of further storage space.

A Country Garden

The grounds are a true highlight of the property. With plenty of parking and a double garage with inspection pit, it's easy to work and live here. For enthusiastic gardeners, the established vegetable beds, a greenhouse and two garden sheds for storage, create an excellent environment for growing your own produce throughout the year. The current owners have enjoyed growing beetroot, potatoes, runner beans, carrots and strawberries, raspberries, blue berries, tayberries, and rhubarb. At the far end of the grounds, the orchard provides apples, pears, plum and damson fruits. The owners also keep chickens so have created a really sustainable lifestyle here. Of course, this generous plot offers scope for further landscaping, creating outdoor entertaining spaces, or additional garden features should a purchaser wish to personalise the setting. An attractive side terrace, set next to beautiful brickwork for the chimney, provides the perfect place to unwind at the end of the day. Gather with friends around the chiminea, enjoy al fresco dining and barbecues with the family, or simply take in the peaceful surroundings and countryside views long into the evening, stargazing from the hot tub, sheltered at the end of the garage. A fully insulated external office offers an ideal work-from-home solution, creative studio, or quiet retreat away from the main residence. You can even use the HIVE heating management to isolate heating just the office, rather than the whole house, making the home economic to run too. Its independent position allows owners to maintain a clear distinction between work and home life, a valuable feature for today's flexible working patterns. Equally suited as a studio, treatment room, creative workspace or hobby room, this space adds tremendous versatility to the property.





























INFORMATION



On The Doorstep

The village has a number of local amenities, including the church, village hall, and pub. There are also a number of community events and activities that take place throughout the year, such as the annual Shimpling Fete and the Burston & Shimpling Open Gardens in May. Enjoying a desirable countryside setting, the property benefits from immediate access to rural walking routes with the lovely pub, the Burston Crown in walking distance.

How Far Is It To....

Despite its peaceful setting, the property has access to amenities close by, with Dickleburgh offering a convenience store and a great Fish & Chip shop. Just 10 mins drive away is Diss, with its beautiful Mere, shops, supermarkets, cafés, swimming pool, health care, vets, pubs and the train station with rail links to London in around 90 minutes as well as connections to Norwich, Ipswich and Cambridge making the property ideal for commuters seeking a rural lifestyle without compromise.

Directions

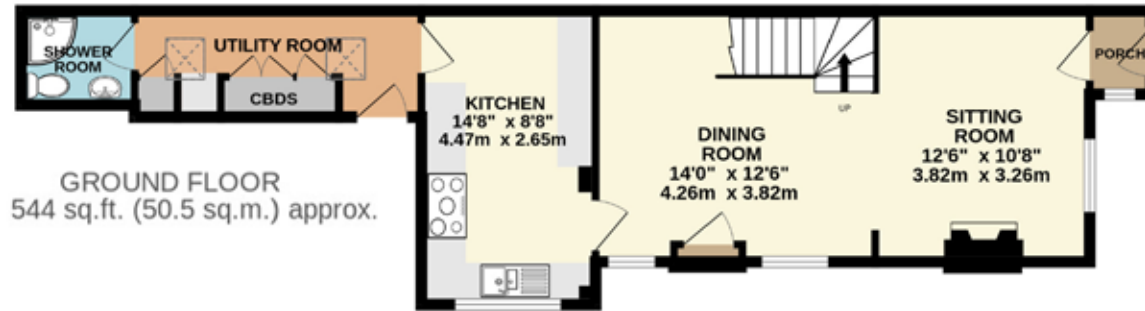
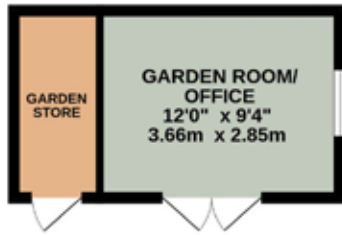
From Diss head northeast on the Burston Road through the Village of Burston and out on Station Road. Go over the level crossing and the property is the next on your left.

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 /// calm.baker.chum

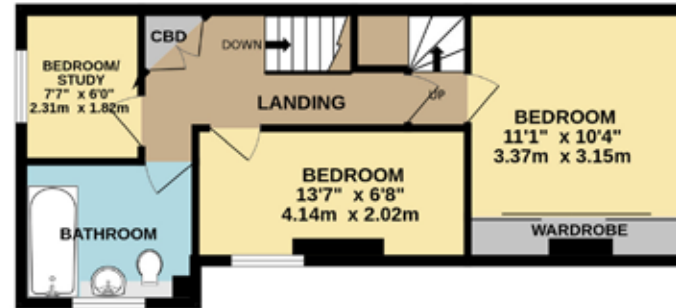
Services, District Council and Tenure

Oil Fired Central Heating (LPG fire)
Solar Panels
Mains Electricity & Water
Drainage -Septic Tank
Broadband Available - B4RN up to 1GB but please check www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk to check.
Babergh District Council - Band C- Freehold



GROUND FLOOR
544 sq.ft. (50.5 sq.m.) approx.

1ST FLOOR
429 sq.ft. (39.8 sq.m.) approx.



2ND FLOOR
206 sq.ft. (19.2 sq.m.) approx.



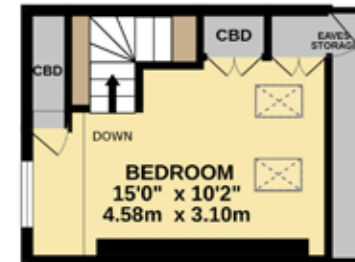
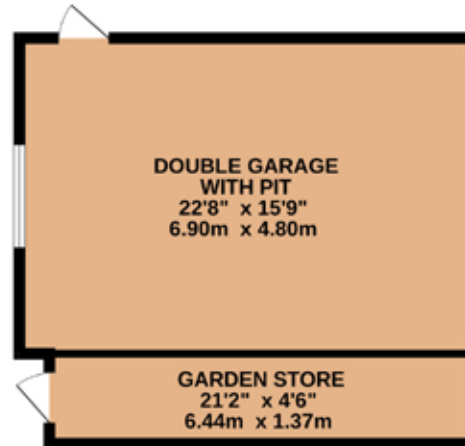
TOTAL FLOOR AREA 1823 sq.ft. (169.3 sq.m.)(approx.)

Accommodation: 1179 sq.ft (109.5 sq.m) -

Garage/Outbuildings: 644 sq.ft (59.8 sq.m)

Measurements are approximate. Not to scale. Illustrative purposes only.

Produced by HomeSight Studios for Fine & Country Estate Agent.



Energy Efficiency Rating	
Current	Potential
<small>Energy efficiency class (scale 1-100)</small> <small>101-130</small> A	
<small>81-100</small> B	
<small>61-80</small> C	
<small>41-60</small> D	
<small>21-40</small> E	
<small>11-20</small> F	
<small>1-10</small> G	
	99

Not energy efficient - Higher running costs

England & Wales EU Directive 2002/91/EC

www.ecca.gov.uk

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.



FINE & COUNTRY

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THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation

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