

Pottery Hill, Wattisfield, Diss

Sheridans









Pottery Hill, Wattisfield, Diss IP22 1NH

Offers Over £625,000

- Bespoke recently built village home around 2,200 sq ft
- Individually designed by highly regarded local architect Paul Scarlett
- No-through lane setting on the outskirts of Wattisfield
- Superb open-plan kitchen/dining/family room with bi-folding doors to the garden
- Beautifully fitted Shaker-style kitchen with central island and integrated appliances
- Elegant sitting room with wood-burning stove
- Versatile ground floor bedroom suite ideal for guests or multi-generational living
- Energy-efficient air source heating with underfloor heating to the ground floor
- Principal suite with walk-in wardrobe and en-suite
- Two additional double bedrooms served by a luxurious family bathroom

Recently completed and extending to around 2,200 sq ft, this particularly well crafted house offers a deceptive degree of flexibility, with quality finish throughout.

Constructed for the current owners just under four years ago to an impressive specification—and designed by respected local architect Paul Scarlett—Chitterings presents as a striking detached family house, providing generous and versatile accommodation ideal for multi-generational living or those seeking a low-maintenance "almost new" village home. Enjoying a peaceful position along a no-through lane on the edge of the attractive village of Wattisfield, the property combines contemporary comfort with a quiet setting.

The property benefits from an efficient air-source heating system with underfloor heating to the ground floor and offers immaculately presented accommodation arranged to create a superb flow for modern living. A handsome oak-framed entrance porch leads into a welcoming reception hall with staircase rising to the first floor and internal access to the garage. The elegant sitting room provides an excellent space for relaxation or entertaining, with a feature fireplace and wood-burning stove.

A particular highlight of the home is the impressive "live in" open-plan kitchen/dining/family room—an exceptional living space flooded with natural light and featuring bi-folding doors opening directly onto the garden. The beautifully appointed Shaker-style kitchen is fitted with extensive cabinetry, corian worktops and a large central island/breakfast bar, together with a comprehensive range of integrated appliances including double ovens, induction hob, microwave, wine fridge, fridge/freezer and dishwasher. Beyond the kitchen lies a useful utility room and rear lobby giving access to a walk-in pantry and a cloakroom.

Accommodation
The ground floor also incorporates a highly versatile double bedroom with fitted wardrobes, en-suite shower room and bi-folding doors to the garden—ideal as a guest suite, accommodation for a dependent relative, with space for a generous home office.

On the first floor, the spacious landing serves three well-proportioned double bedrooms. The principal bedroom is superbly appointed, featuring a walk-in dressing room, further fitted wardrobes and a stylish en-suite shower room. A luxurious family bathroom with freestanding bath and separate walk-in shower completes the accommodation.

Outside
Located towards the top end of Pottery Hill, a private and elevated location, there is a hard standing and shingled driveway to the front providing plenty of parking off road for a number of vehicles. The driveway in turn leads to the integral garage with double doors, power and light. The frontage also provides plenty of planting borders as well as a landscaped front garden and covered seating area.

The fully enclosed landscaped rear garden has been planned perfectly catching the southerly sun all day long. Leading out from the bi-folding doors in the kitchen/family room and ground floor bedroom, there is a large paved terrace providing the ideal spot for outside dining and entertaining. This spans around the side and rear of the house and leads onto the lawn framed by the raised planting beds with corner seating.

Location
The house enjoys a delightful setting in an elevated position set back from a no through lane on the outskirts of the village. Wattisfield is a small Suffolk village situated approximately 12 miles to the north east of Bury St Edmunds and within about 8 miles of Diss with its direct rail link to London.

Directions
When proceeding into Wattisfield along the A143, continue along the road and turn right into Pottery Hill, where the entrance to the property will be found further on the right hand side.

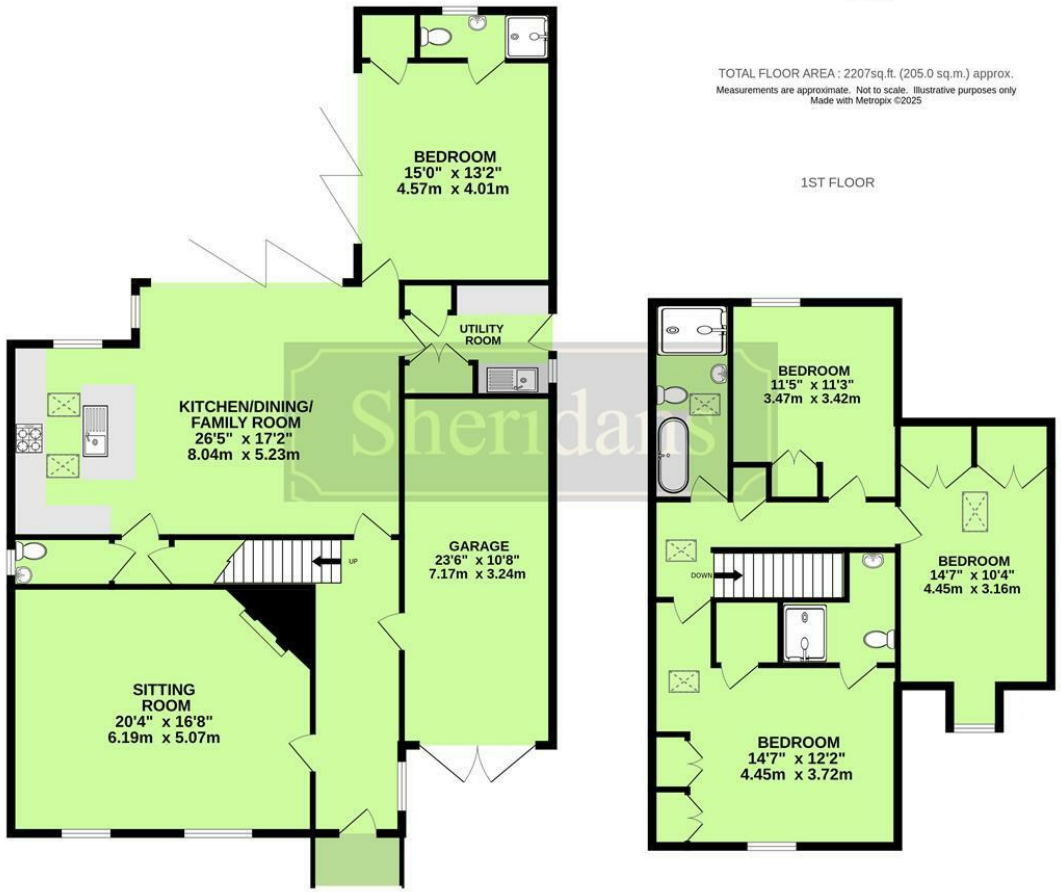
Services
Mains services are connected to include electricity, water and drainage. Central heating is provided by air source heat pump with underfloor heating to the ground floor and radiators to the first floor. Remaining years of builders warranty.
Council Tax: Mid Suffolk: Band: F
Broadband speed: Up to 69 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: Surface Water - Low. Rivers & The Sea - Very Low.







GROUND FLOOR



TOTAL FLOOR AREA : 2207sq.ft. (205.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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1ST FLOOR

These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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