



Redlingfield Road, Occold - IP23 7PG

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Redlingfield Road

Occold, Eye

Welcome to this IMPRESSIVE FOUR BEDROOM DETACHED FAMILY HOUSE, beautifully positioned on a GENEROUS CORNER PLOT of approximately 0.25 ACRES (subject to measured survey), offering over 1500 SQ FT OF VERSATILE ACCOMMODATION (stms). This EXTENDED FAMILY HOME is designed for comfort and flexibility, boasting an INVITING ENTRANCE HALL that leads seamlessly into a SPACIOUS 25' MAIN SITTING ROOM, perfect for relaxing or entertaining. The heart of the home is the STYLISH L-SHAPE KITCHEN/DINING ROOM, complete with ample storage and workspace and a dedicated dining area (ideal for family gatherings or dinner parties) which then opens onto the garden. The property features FOUR DOUBLE BEDROOMS on the first floor as well as two bathrooms. In addition, the CONVERTED GROUND FLOOR BEDROOM/HOME OFFICE with its own CONTEMPORARY BATHROOM adjacent, offers excellent ANNEXE POTENTIAL for guests, multi-generational living, or even a home office. Throughout the home, large windows flood the rooms with natural light, while thoughtful updates and quality finishes create a warm, welcoming atmosphere.

Stepping outside, this property truly excels. The expansive plot of almost 0.25 ACRES (stms) wraps around the home, providing a wonderful sense of privacy and space, with mature trees, established shrubs, and generous lawned areas (perfect for children to play or for keen gardeners to enjoy) and a vegetable plot. There is a HUGE DRIVEWAY to the front also offering off-road parking for multiple vehicles, with EXCELLENT POTENTIAL TO BUILD A CART LODGE OR GARAGE (stp), adding further value and convenience.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Extended Family Home With Versatile Usage
- Generous Corner Plot Of Approx 0.25 Acres (stms)
- Annexe Potential With Converted Ground Floor Bedroom & Bathroom
- Over 1500 SQFT Of Accommodation In Total (stms)
- Impressive L-Shape Kitchen/Diner
- Separate 25' Main Sitting Room
- Four Double Bedrooms & Two Bathrooms
- Huge Driveway With Potential To Build Cart Lodge/Garage (stp)



Occold is a popular village which has an active community and well regarded primary school. Close by is the small town of Eye which offers a good range of day-to-day facilities including well regarded secondary schooling and is steeped in history with its castle mound and abbey remains. The surrounding countryside is attractive with many interesting country walks and Eye is well placed for access to the A140 with both Norwich and Ipswich around 25 miles away, Diss and its mainline railway station on the Norwich to London Liverpool Street line (journey time to London around 90 minutes) is just 6 miles away and the Heritage Coast around Southwold, Aldeburgh and Walberswick within 40 minutes or so by car.

SETTING THE SCENE

Approached via the Redlingfield Road, the house sits proudly on the corner with a substantial shingled driveway to the front providing parking for numerous vehicles as well as offering clear potential to build a cart lodge/garage (stp). There is gated access to the rear garden as well as access via the side passage to the garden. The main entrance door and the door to the possible annexe accommodation can both be found using the side passage.

THE GRAND TOUR

Entering the house via the main entrance door to the front there is welcoming hallway leading to the first floor. There are useful storage cupboards off the hallway as well as access to the main 25' sitting room. The sitting room provides plenty of space for all the family as well as a modern feel and dual aspect with double doors onto the side garden. The kitchen/dining room to the rear of the house is L-shaped and provides a generous and stylish area for family gatherings.

There is a range of wall and base level units as well as squared edge worktops over and space for all white goods freestanding including a double range oven. There are double doors from the dining area opening onto the garden as well as a side door to the side passage.

Heading up to the first floor landing which is flooded with light, you will find four ample double bedrooms perfect for a growing family alongside two bathrooms. The main bathroom off the landing has been converted to a shower room with a double walk in shower. The second bathroom is a generous en-suite to the master having been recently re-fitted with a bath and rainfall shower over. All four of the bedrooms provide built in storage which is a real feature. Completing the accommodation is the converted ground floor office/bedroom space perfect for a self contained annexe. There is plenty of room for a bedroom and sitting area with a shower room beyond complete with w/c and hand wash basin.

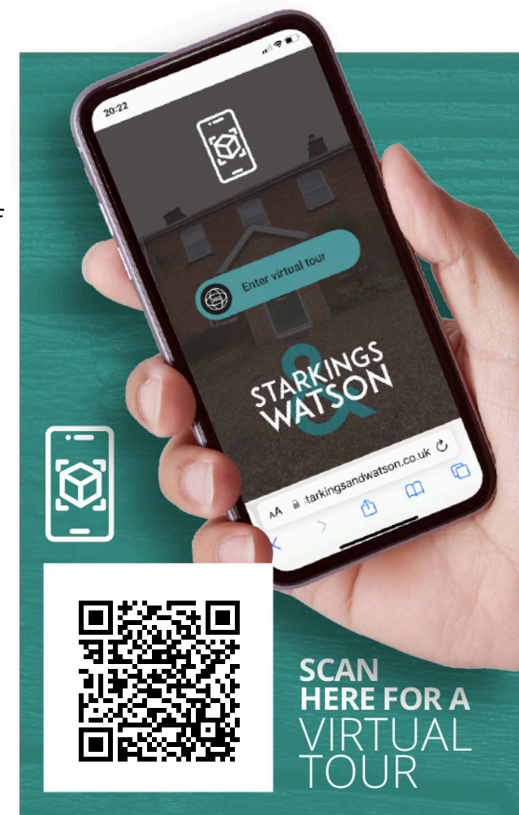
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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



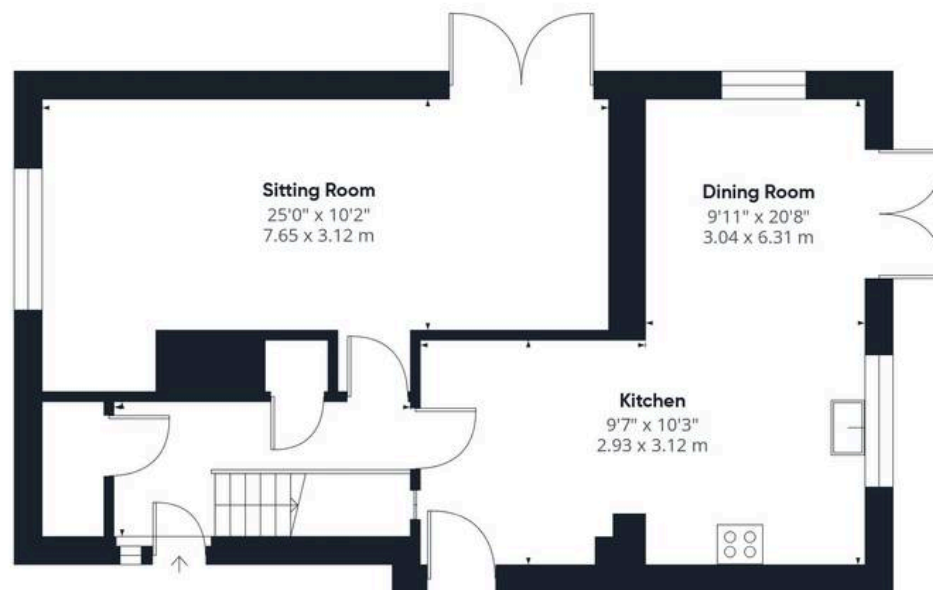




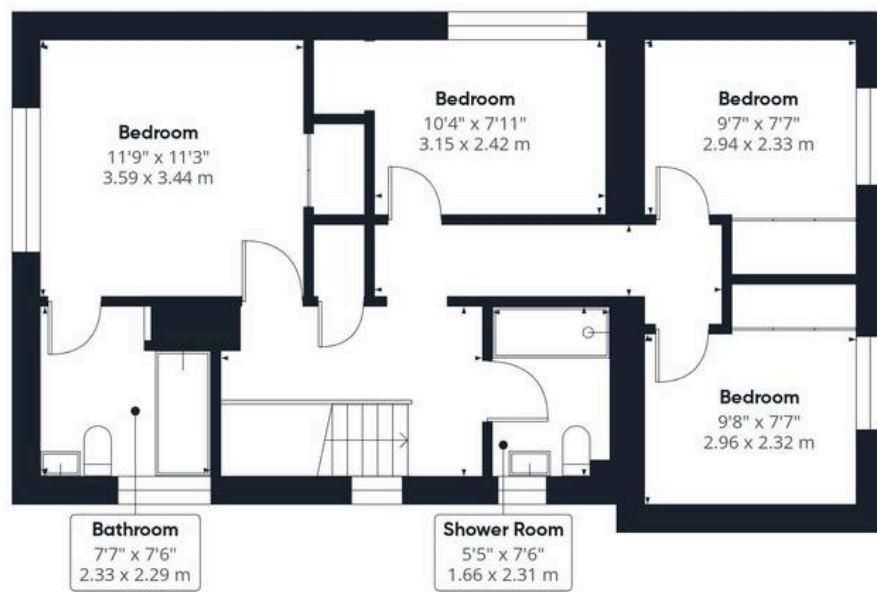
THE GREAT OUTDOORS

The well kept rear garden offers more space than you might expect benefitting from its corner plot position. The grounds extending to approx 0.25 acres (stms) provide a large slate shingled patio area ideal for outside dining spanning the rear and side. This leads onto the expansive lawn with nature pond and summer house. Beyond is a large vegetable plot with further timber shed. The garden is filled with mature trees and shrubs as well as well stocked planting borders. The garden is also enclosed with timber fencing.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1543 ft²

143.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Starkings & Watson Hybrid Estate Agents

Unit 2 Carmel Works, Park Rd, Diss - IP22 4AS

01379 450950 • diss@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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