



**The Street, Wattisfield, Diss**

**Sheridans**



# The Street, Wattisfield, Diss IP22 1NS

Guide Price £395,000

A charming 4 bedroom detached non listed cottage enjoying a tucked away setting in the heart of a pretty Suffolk village.

This delightful property occupies a secluded village centre position within the well-regarded village of Wattisfield and provides flexible living space ideally suited to modern family life while retaining considerable character.

Over the years, the cottage has been the subject of extensive improvement works resulting in an appealing home complemented by private gardens with church views.

The accommodation comprises an entrance hall with doors to the sitting room, family room, and cloakroom. The dual aspect sitting room features exposed beams and a period fireplace with modern wood-burning stove. The separate dual aspect family room has a fireplace, and provides further versatile living space as a playroom or snug. The cloakroom includes plumbing for a washing machine.

The kitchen is off the family room and is fitted with a range of units offering ample worktop space, room for appliances, and views over the garden. Back door.

The dining room is a lovely, light-filled and versatile space, enhanced by attractive feature windows, providing an excellent setting for entertaining. External door.

Two staircases lead to the upstairs accommodation comprising a spacious Suffolk landing leading to the four well-proportioned bedrooms served by a family bathroom, completing the

accommodation.

The property benefits from oil-fired radiator central heating and no onward chain

## Outside

The property enjoys access over a shared, gated driveway leading to the front of the house with a garden, a timber store, and double garage with parking area in front of the garage.

To the rear is a generous garden, predominantly laid to lawn and interspersed with a variety of established trees and shrubs, creating a private and mature setting with church views. The enclosed gardens provide an excellent secure space for families and entertaining as well as for keen gardeners

## Location

Wattisfield is a highly regarded village surrounded by attractive countryside, positioned within easy reach of the market towns of Diss and Bury St Edmunds, both offering a comprehensive range of amenities. Diss also provides a mainline rail service to London Liverpool Street, making the location ideal for those wishing to commute.

## Directions

When entering Wattisfield from the A143, turn right onto The Street, to the centre of the village, opposite the village green the driveway leading to the cottage will be found on the right.

## Services

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

- Characterful detached cottage in tucked away setting
- Pretty village location
- Off road parking, double garage
- Mature gardens with church views
- Wealth of exposed beams and period features
- Sitting room, family room
- Dining room
- Cloakroom, kitchen
- Four bedrooms, first floor bathroom
- No onward chain

Council Tax Band E

Broadband speed: Up to 80 mbps available (Source Ofcom)

Mobile phone signal for: Vodaphone, EE, Three and O2 (Source Ofcom)

Flood Risk: Very Low Risk



GROUND FLOOR

1ST FLOOR

TOTAL FLOOR AREA : 1496sq.ft. (139.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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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.

**Sheridans Estate Agents**

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