

JENNIE JONES

EST. 1993

ESTATE AGENTS



GREENSIDE

Darsham | Suffolk

£750,000

4 GREENSIDE, DARSHAM, SAXMUNDHAM, IP17 3FB

Dunwich - 5 miles

Saxmundham Town Centre & Railway Station - 6 miles

Southwold - 10 miles

- Entrance Hall ● Study ● Cloakroom ● Sitting Room ●
 - Open Plan Kitchen/Diner/Family Room ●
 - Principal Bedroom with En-suite ●
- Guest Bedroom with En-suite ● Three Further Bedrooms ●
 - Family Bathroom ● Enclosed Rear Garden ●
- Double Garage and Driveway ● No Onward Chain ●

The Property

Occupying an attractive position within an exclusive small development in the popular village of Darsham, 4 Greenside is an impressive five bedroom detached home, built approximately four years ago by the highly regarded local developers Denbury Homes.

Although relatively recently constructed, the house has a warmth and individuality which sets it apart from many modern homes. It has been beautifully maintained by the present owners and remains in quite exceptional condition throughout, offering generous, well planned accommodation ideally suited to modern family life.

An entrance porch opens into a welcoming entrance hall, from which the principal ground floor rooms are accessed. To the front is a useful study, ideal for those working from home, together with a cloakroom.

The sitting room is particularly generous and has been given real character by a substantial exposed brick fireplace with oak mantel and inset wood burning stove. French doors open directly onto the rear garden, bringing plenty of natural light into the room.

Undoubtedly one of the highlights of the house is the large open plan kitchen/dining/family room. Designed very much as the heart of the home, this is a superb everyday living and entertaining space. The kitchen is fitted with an extensive range of contemporary units and integrated appliances,

IMMACULATE FIVE BEDROOM HOME WITH FIELD VIEWS



together with a large breakfast bar providing informal seating. A substantial bank of bi-folding doors opens the room onto the terrace and garden beyond, creating a particularly good connection between the house and outside space.

A separate utility room provides further storage and practical workspace, with access to the outside.

The first floor is arranged around an impressive galleried landing, giving a wonderful feeling of space. There are five bedrooms in total, two of which benefit from their own en-suite facilities, together with a well-appointed family bathroom. The property benefits from an air source heat pump heating system, with underfloor heating throughout the ground floor and radiators serving the first floor.

Outside

To the front, a beautifully block-paved driveway provides ample off-road parking and access to the substantial double garage, which offers excellent parking and storage space. An electric vehicle charging point is also installed.

The rear garden is a particularly appealing feature of the property. Predominantly laid to lawn with a paved terrace extending across the rear of the house, it provides plenty of room for outside dining, entertaining and family life.

Beyond the garden, the property enjoys an attractive outlook across adjoining open countryside, giving a lovely sense of space and openness which is not always associated with a modern development.



Offered for sale with no onward chain, 4 Greenside represents an excellent opportunity to acquire a substantial, beautifully presented modern family home in a well connected Suffolk village.

The Location

Darsham is a well-positioned village in East Suffolk, surrounded by attractive countryside and conveniently placed for both the Suffolk Heritage Coast and the wider region.

The village benefits from its own railway station, providing services along the East Suffolk Line towards Ipswich and Lowestoft, while the nearby A12 gives straightforward road access to surrounding towns and villages.

The market town of Saxmundham lies only a short drive away and offers a good range of everyday facilities including supermarkets, independent shops, cafés, schooling and a railway station. The coastal destinations of Southwold, Walberswick and Aldeburgh are also readily accessible, together with nearby nature reserves and the wider Suffolk Heritage Coast.

Services

Heating is underfloor to ground floor via air-source heat pump, radiators to first floor. Hot water is served by the air-source heat pump. Mains electricity, water and drainage.

Local Authority and Council Tax Band

East Suffolk Council
Council Tax Band - F

EPC Rating - B





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