



The Street, Winfarthing - IP22 2ED

**STARKINGS
&
WATSON**

HYBRID ESTATE AGENTS



The Street

Winfarthing, Diss

Situated in the sought after village of WINFATHING within 5 miles of DISS is this DETACHED FAMILY HOME nestled within a GENEROUS PLOT OF 0.32 ACRES (STMS). The house itself built in the 1970's extends to approximately 1900 SQFT (stms) in total including the garage with a large main front room leading to the conservatory to the rear. There is an equally sized KITCHEN/DINING ROOM open plan with BREAKFAST BAR and separate utility room as well as the downstairs shower room. On the first floor there are FOUR AMPLE DOUBLE BEDROOMS as well as the family bathroom. The rear gardens are PRIVATE and well kept with a variety of planting and shrubs as well as outbuildings. To the front, an impressive DRIVEWAY provides plenty of parking and the DOUBLE GARAGE with ELECTRIC double doors.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E



- Approx 1900 Sq.Ft (stms)
- Detached Family Home
- Generous Plot of 0.32 Acres (stms)
- Two Main Reception Rooms
- Four Ample Bedrooms
- Family Bathroom & W/C
- Private Rear Gardens
- Driveway Parking & Double Garage

The property is located within the sought after and semi-rural village of Winfathing just a few miles north of the market town of Diss. The village of Winfathing is a small village with a good sense of community with a local pub and primary school and the town of Diss offers a wide range of local shops and amenities, mainline railway station which has regular services connecting to London, Liverpool Street and Norwich. The town offers an extensive range of amenities and facilities and is only 23 miles to the south of Norwich and 25 miles to the north of Ipswich

SETTING THE SCENE

The property is approached via the Street in the centre of the village with a large shingled driveway to the front with plenty of parking for cars and a caravan if required. This leads to the double garage with double electric roller doors, power and light.



There is gated side access to both sides of the house with pleasant front lawns and mature planting. The main entrance door can be found to the front via the covered porchway.

THE GRAND TOUR

Entering via the main entrance door to the front you will find a welcoming hallway with stairs to the first floor landing as well as parquet flooring and a built in storage cupboard. Also off the hallway is the ground floor shower room with a separate shower, wc and hand wash basin. To the left of the hallway you will find the main sitting room which is a lovely bright space with a dual aspect as well as a feature open fireplace and double sliding doors leading to the extended conservatory overlooking the rear garden. On the other side of the hallway you will find the impressive family sized kitchen. The dining room also offers parquet flooring with a window to the front and is open plan into the kitchen area. The kitchen comprises of a range of units with rolled edge work tops over as well as large island unit/breakfast bar, integrated hob and double oven grill as well as space for dishwasher, integrated fridge. Off the kitchen you will find the useful utility room with another range of built in units as well as a second butler style sink and space for white goods including washing machine and fridge freezer as well as door to the rear garden and an internal door to the double garage. Heading up to the first floor landing you will find a spacious landing space with access to the four double bedrooms. To the front there are two generous bedrooms both of which have built in storage and to the rear there are a further two bedrooms overlooking the rear garden as well as the family bathroom which features a bath with shower over.

FIND US

Postcode : IP22 2ED

What3Words : ///guides.giants.deodorant

VIRTUAL TOUR

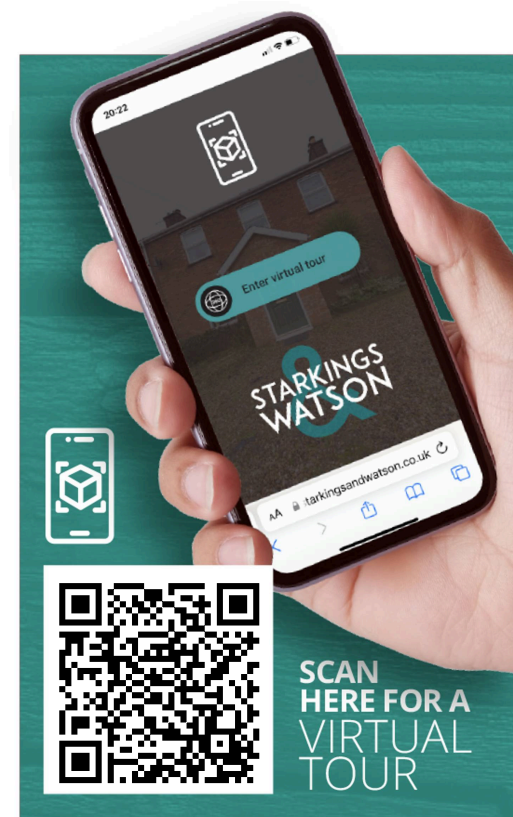
View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

Buyers are advised of the following services;

Drainage - Private via septic tank

Heating type - Oil central heating







THE GREAT OUTDOORS

Heading outside you will find the generously proportioned rear garden which is mainly laid to lawn with a variety of mature trees, planting and shrubs as well as fruit trees. You will also find from the back of the house a large paved patio area as well as shingled area and planting beds. Also found within the rear garden are two brick built outbuildings as well as a greenhouse and summer house in the corner. There is also a timber shed to the side and access to the oil tank also located to the side.





Ground Floor

Approximate total area⁽¹⁾

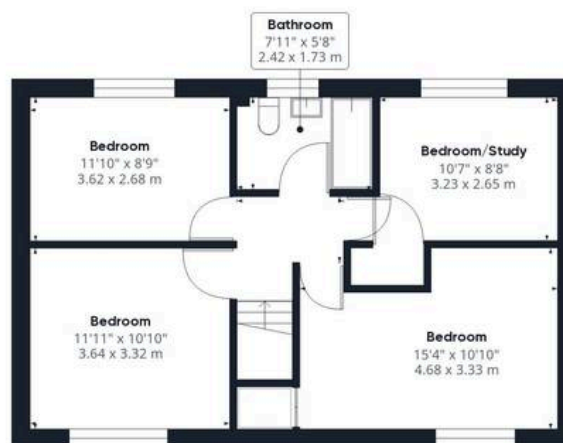
1938.8 ft²

180.12 m²

Reduced headroom

13.35 ft²

1.24 m²



Floor 1

(1) Excluding balconies and terraces

⌊ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.