



Hall Road, Winfarthing - IP22 2EP

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS



## Hall Road

Winfarthing, Diss

Presenting this STUNNING FOUR BEDROOM SEMI-DETACHED FAMILY HOME, offering over 1300 SQFT (stms) of beautifully extended accommodation with a FLEXIBLE LAYOUT designed to suit modern family living. Step into a WELCOMING ENTRANCE HALLWAY which leads to TWO FURTHER RECEPTION ROOMS, ideal for creating a cosy lounge and a separate playroom or home office (perfect for those seeking versatile spaces). The heart of the home is the IMPRESSIVE 19' OPEN PLAN KITCHEN/DINING ROOM, a light-filled space with ample room for entertaining, family meals, and relaxed evenings. The kitchen boasts CONTEMPORARY FITTINGS, generous worktops including an island, and views across the rear garden, while the dining area flows seamlessly to the rest of the living space. On the ground floor there is an excellent en-suite MASTER BEDROOM with access to the garden as well as the main family bathroom also. Upstairs, discover THREE WELL-PROPORTIONED BEDROOMS, providing privacy and flexibility for growing families or guests. Every room is tastefully decorated, creating a bright and inviting atmosphere throughout. The property also benefits from an EXTENSIVE DRIVEWAY and a GARAGE, ensuring ample parking and storage for all your needs. The rear garden is EXCEPTIONAL, spanning approximately 0.3 ACRES (stms) of secluded space.

This impressive garden is a true haven for relaxation and recreation, offering a wealth of mature trees, established borders, and expansive lawns (ideal for children, pets, or keen gardeners). Enjoy al fresco dining or summer gatherings on the generous covered patio area with the addition of a fully functioning OUTDOOR KITCHEN, perfectly positioned to capture the sunshine throughout the day. With already established vegetable beds, the garden's size and privacy provide endless opportunities for outdoor entertaining, play, or simply unwinding in your own tranquil retreat. There is also ample space for further landscaping, as well as excellent outbuildings ideal for garden studio or summerhouse (subject to planning).

Council Tax band: D

Tenure: Freehold

- Stunning Semi-Detached Family Home
- Extended Accommodation With A Flexible Layout
- 19' Open Plan Kitchen/Diner
- Two Further Receptions
- Over 1300 SQFT Internally (stms)
- Four Bedrooms Over Two Floors with Two Bathrooms
- Exceptional, Secluded Rear Garden Spanning 0.3 Acres (stms)
- Extensive Driveway & Garage

The property is located on the outskirts of 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

Approached via Hall Road on the edge of the village you will find a hard standing access leading to the extensive shingled driveway providing parking for numerous vehicles. There is then a timber built detached garage, timber framed bike shed as well as raised planting beds, gated access to the side leading to the rear garden and the main entrance door to the front into the hallway.

#### THE GRAND TOUR

Entering the house via the main entrance door to the front there is a welcoming space with oak flooring, stairs to the first floor landing and space for coats and shoes. The master bedroom can be found straight ahead with a walk in wardrobe, further storage and access to the en-suite bathroom with bath and shower over, hand wash basin and w/c. There is also a back door from the bedroom to the rear garden. Heading to the right off the hallway is the main reception space separated into two zones open plan to one another. This means there is ample space for flexible family usage. There is a oak floor, dual aspect and a brick fireplace housing a woodburner. A door leads through to the impressive open plan kitchen/dining room beyond which is beautifully laid out with a range of wall and base level units with wooden worktops over as well as island unit. There are integrated appliances including a dishwasher, double range style oven and space for a large American style fridge/freezer. Double doors lead out to the garden beyond as well as a built in utility area housing the washing machine, tumble dryer and boiler. From the kitchen there is a door into a storage lobby with a door into the family bathroom with walk in shower, w/c and hand wash basin.

Heading up to the first floor landing there are three ample bedrooms off the landing. Two of the bedrooms facing the rear garden offer ample built in storage cupboards with a third bedroom to the front of the house. The accommodation is beautifully presented throughout and certainly ready to moved straight into.

#### FIND US

Postcode : IP22 2EP

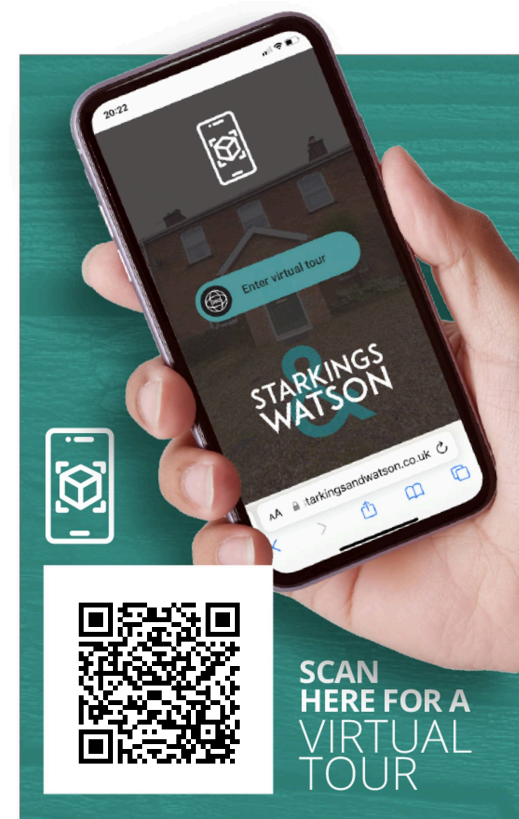
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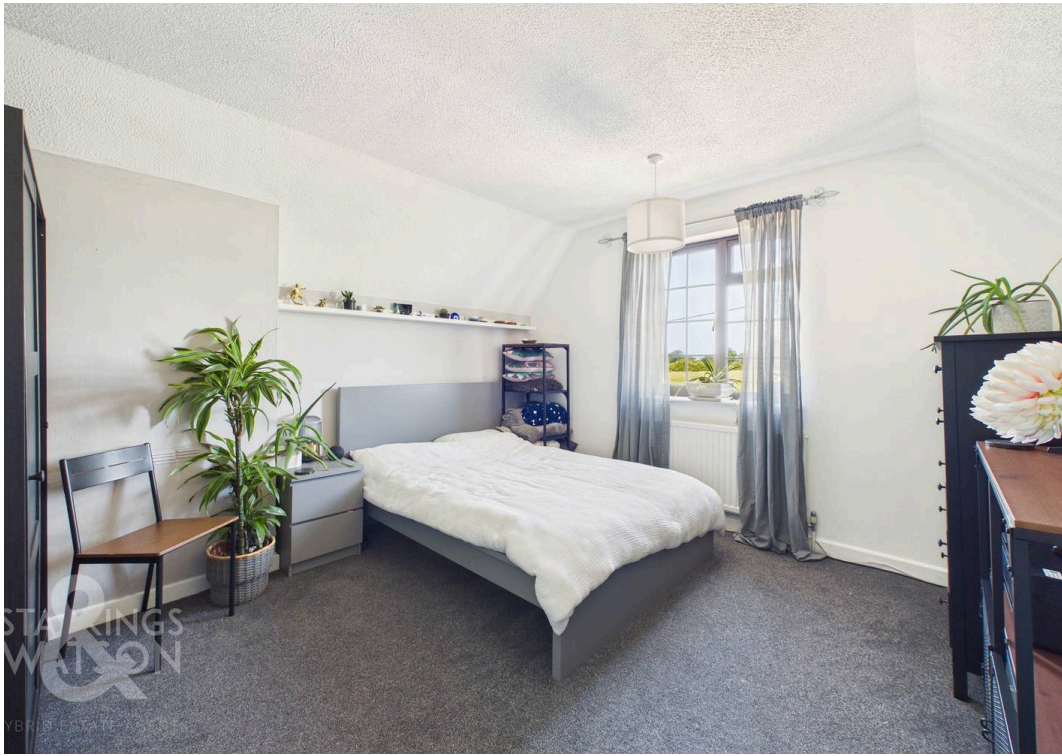
#### VIRTUAL TOUR

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

#### AGENTS NOTES

Buyers are advised the house benefits from private septic tank drainage, oil fired central heating and mains water and electricity.



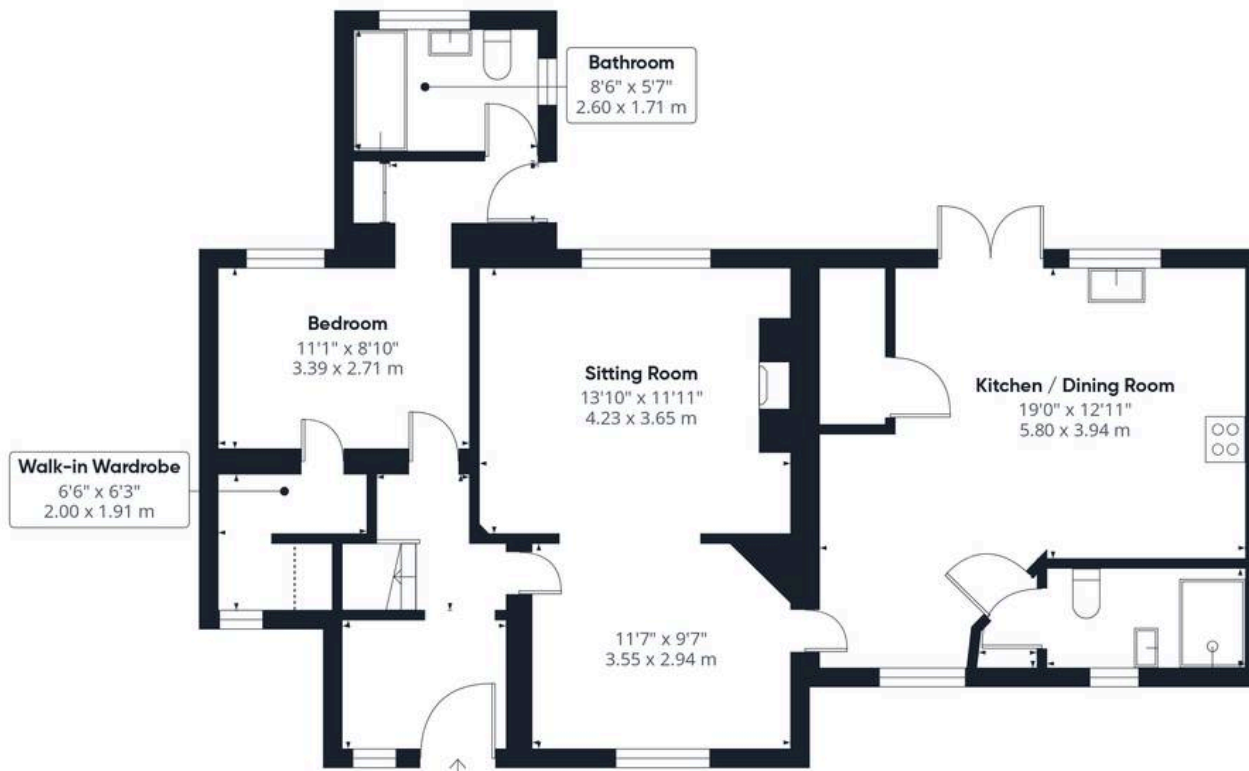




## THE GREAT OUTDOORS

heading out of the house into the rear garden you will find a stunning covered pergola terrace ideal for outside dining with an adjacent outdoor kitchen featuring storage, butler sink and prep area as well as covered roofing, power and ample lighting. The extensive lawns can be found next flanked by mature hedging with well stocked planting borders and a pathway leading up the garden. There is timber summer house and further seating area with a secret area found beyond. The central area of the garden has a wood shed and an abundance of beautiful shaded areas with mature trees. Screening can be found hiding the top section of the garden which is more of the working end housing a large timber workshop ideal for storage or conversion into accommodation (stp) with power and water connected. Beyond this is the vegetable/allotment section with various raised planting beds and a greenhouse which measures 10ft x 12ft.





Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

1319 ft<sup>2</sup>

122.6 m<sup>2</sup>

**Reduced headroom**

4 ft<sup>2</sup>

0.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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

GIRAFFE 360



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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.