

JENNIE JONES

EST. 1993

ESTATE AGENTS



TALL TIMBERS

Darsham | Suffolk

£600,000





TALL TIMBERS, LOW ROAD, DARSHAM IP17 3PT

**Spacious village living with four double bedrooms,
mature gardens and a double garage**

- Entrance Hall • Sitting Room • Dining Room • Study / Hobbies Room • Kitchen •
 - Utility Room • Rear Porch • Cloakroom •
- Landing • Four Bedrooms • Family Bathroom • Detached Double Garage •

Saxmundham - 5 miles / Aldeburgh - 11 miles / Southwold - 9 miles





The Property

Occupying a generous plot within the popular village of Darsham, Tall Timbers is a detached home offering well balanced accommodation, mature gardens and an enviable position within one of Suffolk's designated Dark Sky Villages.

The property is approached via a gravel driveway providing ample off road parking and access to the double garage, whilst established planting and mature shrubs create an attractive first impression.

The accommodation is arranged around a welcoming entrance hall with cloakroom and offers excellent versatility for modern family life. The sitting room enjoys views over the garden and provides a comfortable space in which to relax, whilst the separate dining room is ideal for entertaining and family gatherings. A further reception room currently used as a study or hobbies room offers flexibility for those working from home or requiring additional living space.

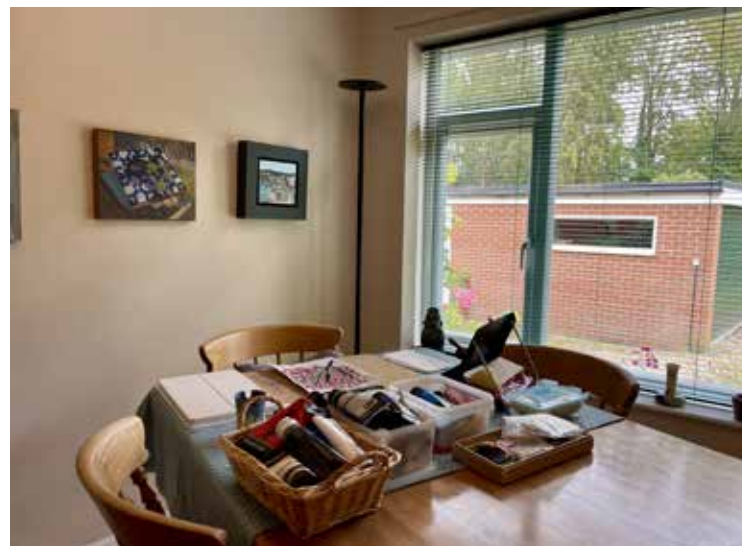
The kitchen has been fitted with an attractive range of modern units providing excellent storage and preparation space, complemented by a separate utility room and rear porch.

To the first floor, the spacious landing leads to four double bedrooms, all enjoying pleasant outlooks over the surrounding gardens. The family bathroom serves the bedrooms and is fitted with a modern suite.

Outside, the gardens are a particular feature of the property. Beautifully established and thoughtfully maintained, they are laid predominantly to lawn with well stocked borders, mature trees and hedging creating a wonderful sense of privacy. The gardens provide plenty of space for children to play, keen gardeners to enjoy, or simply to relax and unwind.

Further benefits include UPVC double glazing, mains drainage, a recently replaced oil-fired boiler and a double garage with electric roller doors.

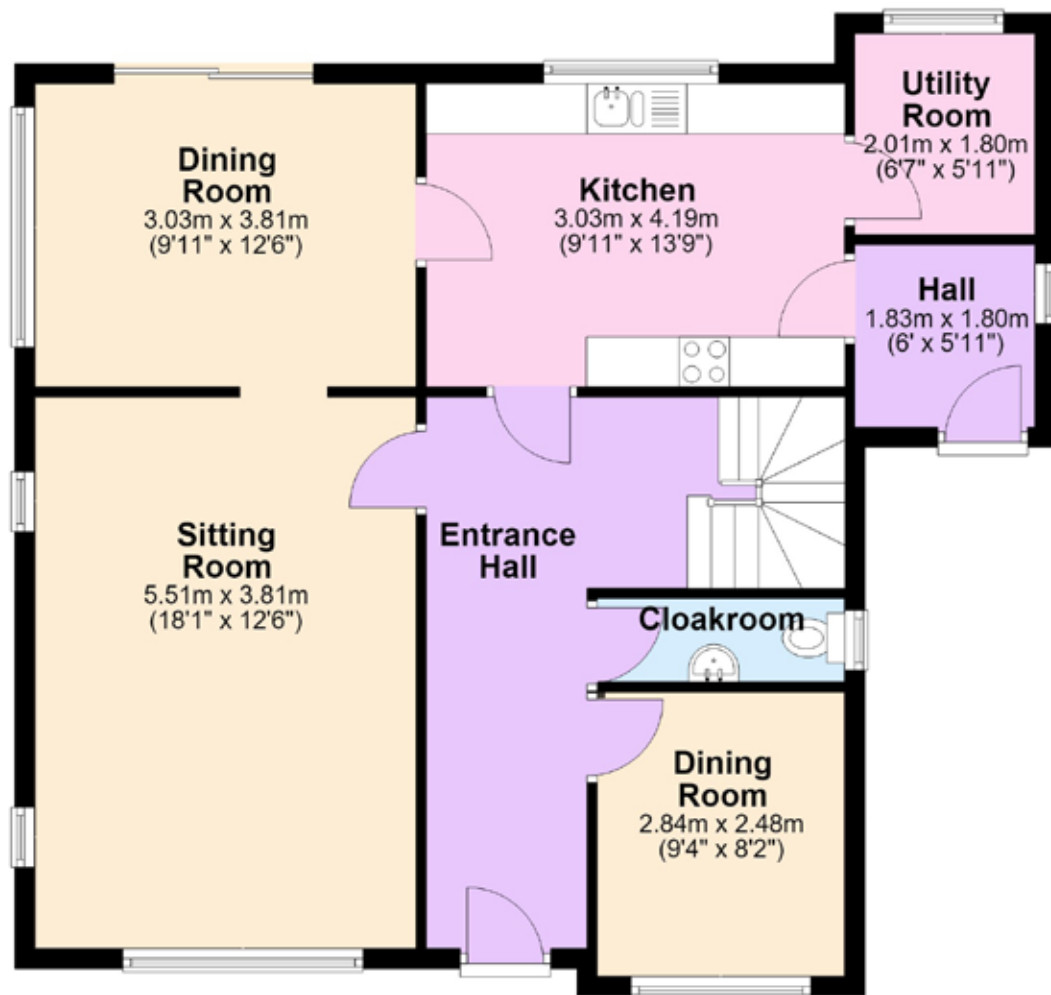
A viewing is highly recommended to fully appreciate the space, setting and lifestyle on offer.





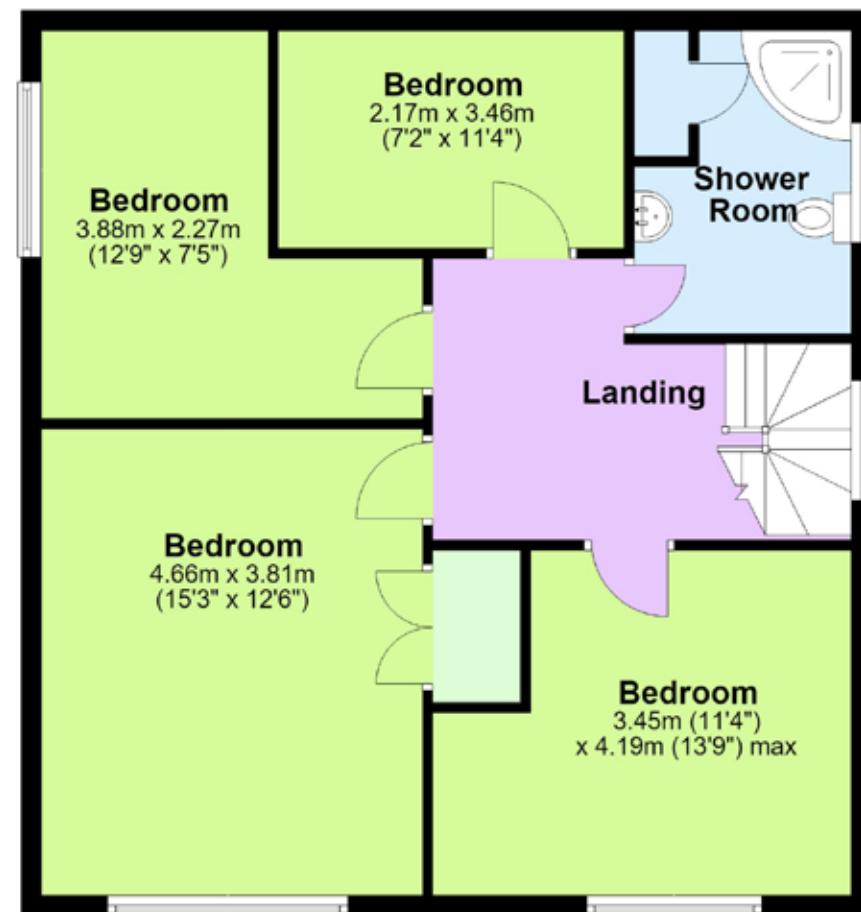
Ground Floor

Approx. 78.1 sq. metres (840.9 sq. feet)



First Floor

Approx. 70.0 sq. metres (753.9 sq. feet)



Total area: approx. 148.2 sq. metres (1594.8 sq. feet)

Location
Darsham is one of Suffolk's most desirable villages, ideally positioned between the Heritage Coast and the market towns of Saxmundham and Halesworth.

The village benefits from a railway station providing services to Ipswich and London Liverpool Street, a popular village pub, garage and convenience store. The nearby Heritage Coast offers easy access to the coastal towns of Southwold, Aldeburgh and Thorpeness, together with the renowned RSPB reserve at Minsmere and the beautiful walks of Dunwich Heath.

As a designated Dark Sky Village, Darsham enjoys exceptionally low levels of light pollution, making it a particularly attractive setting for those who appreciate peaceful countryside living and stunning night skies.

Local Authority and Council Tax Band
East Suffolk Council
Band E

SERVICES
Mains water, drainage and electricity
Oil Heating Via Radiators
UPVC Double Glazing



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