



Wattisfield, Diss, Suffolk, IP22 1HL

**MARK · EWIN**  
BURY ST EDMUNDS

## Wattisfield, Diss, Suffolk, IP22 1HL

Conveniently located just 8 miles from Diss, with its mainline rail services to London, and benefiting from regular bus links to both Diss and Bury St Edmunds, this substantial four-bedroom detached house offers spacious accommodation, field views to the rear and off-road parking. The accommodation on the ground floor comprises an entrance hall, cloakroom, welcoming sitting room, kitchen/dining room, play room and conservatory leading to the garden. The kitchen offers a range of wall and base level units and incorporates a built-in oven, hob and extractor over. On the first floor, there are four bedrooms and a modern family bathroom featuring a shower over bath. Outside, to the front, the garden is laid with shingle and parking is offered via a driveway leading to the single garage. To the rear, there is a delightful garden mainly laid to lawn with a paved patio area, planted beds hosting a variety of flowers, mature shrubs and trees. The garden also boasts a useful storage shed and countryside views.

Please note there is a maintenance charge of £10 per month payable to the Management Company.

Additional Information Tenure: Freehold  
Mobile Coverage: EE, O2, Three & Vodafone are available in this area. (Source Ofcom)  
Broadband: Standard & Superfast are available in this area. (Source Ofcom)



### Directions

The property enjoys a convenient and well-connected location, situated just 8 miles from Diss, which lies on the main railway line to London. Travelling north-east along the A134 towards Diss, continue through the village of Stanton. At the crossroads, turn right onto The Street and then take the next right into The Oaks, where the property will be found. The area is also well served by public transport, with hourly bus services available from the bottom of the road, offering regular connections to Diss railway station and the historic market town of Bury St Edmunds.

### Location

The village of Wattisfield is situated under two miles from the well-served village of Walsham le Willows which provides a primary school, butchers, public houses as well as a family sports club. Similarly, nearby Diss (9 miles) also offers a range of shopping and recreational facilities.

**Accommodation:**

Entrance Hall 15' 11" x 5' 11" (4.86m x 1.81m)

Cloakroom 6' 1" x 2' 4" (1.86m x 0.72m)

Sitting Room 16' 3" x 12' 6" (4.96m x 3.80m)

Kitchen/Dining Room 9' 9" x 17' 11" (2.97m x 5.47m)

Playroom 9' 9" x 9' 7" (2.97m x 2.93m)

Conservatory 9' 1" x 9' 1" (2.76m x 2.77m)

Landing

Bedroom 12' 7" x 9' 8" (3.83m x 2.94m)

Bedroom 11' 2" x 9' 8" (3.41m x 2.95m)

Bedroom 9' 8" x 6' 5" (2.94m x 1.96m)

Bedroom 9' 3" x 6' 1" (2.83m x 1.86m)

Bathroom 7' 5" x 6' 1" (2.26m x 1.86m)

Front & Rear Gardens

Driveway & Garage

**Additional Information:**

Council Tax Band: D

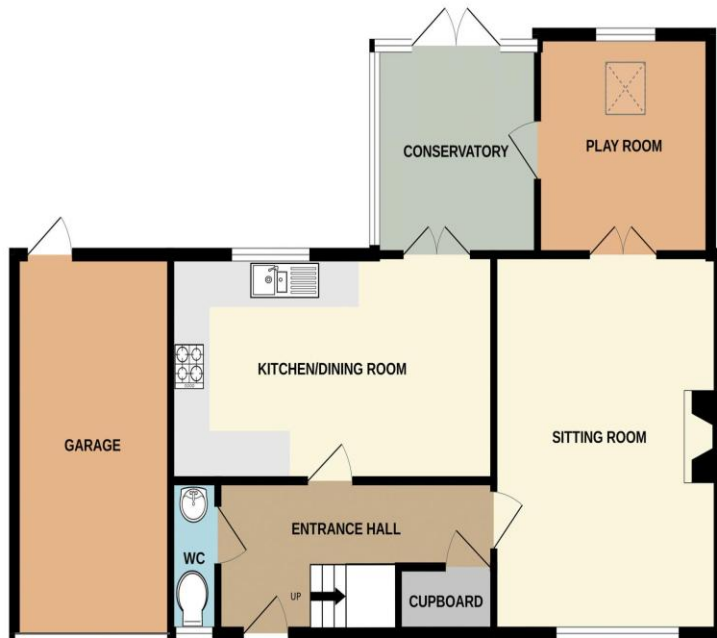
EPC Rating: D

Tenure: Freehold

**Offers in Excess of £375,000  
Freehold**



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**MONEY LAUNDERING REGULATIONS 2003:** Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**PLEASE NOTE:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

[www.markewin.co.uk](http://www.markewin.co.uk)

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