



Fir Bank
Burston | Diss | Norfolk | IP22 5UA

 FINE & COUNTRY

SPACE & STYLE



Set behind traditional five-bar gates and surrounded by beautifully established gardens, this exceptional 4-bedroom detached home marries character with contemporary family living. Offering generous, light-filled accommodation, elegant entertaining spaces and outstanding privacy, it is still close to day-to-day amenities and commuter links.



KEY FEATURES

- A wonderful four-bedroom detached house
- A large plot of approximately .23 of an acre (stms)
- Substantially extended by the current owners
- Large and social kitchen diner
- Wonderful Principal bedroom and en suite
- Sought after village location
- New gates and fencing added well established garden
- Beautifully presented throughout
- Direct access to country walks
- Only a short drive to the London train links and amenities of Diss

The current owners were drawn to the property by its great location in a popular village with a play park just across the road and also the potential to extend the home. They added a lounge, a large kitchen and an extra bedroom with an ensuite and found it to be a perfect place to bring up their young family. Over the years they have made the most of the space enjoying kitchen discos, barbecues outside, and hosting family and friends - this is a home designed for living!

Step Inside

From the moment you step inside, the entrance hall provides an inviting introduction to the home, with the staircase rising ahead and attractive Karndean flooring flowing throughout the ground floor, creating both practicality and continuity. The beautifully designed kitchen and breakfast room is a space made for modern family life and is a great entertaining space - the owners have enjoyed great family games nights at the substantial double-ended breakfast island! The extensive cabinetry, a generous walk-in larder and a Belling range cooker ensure this stylish kitchen is a functional space too, with a large utility room, complete with cloakroom and external access to the garden, keeping everyday life organised. The elegant dual-aspect dining room sits just off the kitchen, creating a wonderful sense of occasion. A sophisticated colour palette, coupled with an open fireplace, provides the perfect setting for everything from intimate dinner parties to memorable family celebrations. Picture Christmas lunch beside a roaring fire or cosy winter evenings spent gathered around the table. Beyond, the conservatory enjoys delightful views across the gardens and offers exceptional versatility. Whether used as an additional reception room, summer dining area, children's playroom, home gym or yoga studio, its practical tiled floor and abundance of natural light make it a space to enjoy throughout the seasons. On the opposite side of the kitchen, the magnificent principal sitting room invites you in with a feature fireplace with wood-burning stove creating a warm focal point during the colder months, while triple-aspect windows flood the room with natural light, ensuring it remains bright, welcoming and connected to the surrounding gardens all year round.





KEY FEATURES

This home has been full to the brim with family and friends and the current owners have loved life here, whether just the family enjoying time together, summer entertaining in the seclusion of the grounds or hosting Christmas and New Years Eve parties enmasse, accommodating a large number of adults children and dogs, with plenty of room for people to spill over to the reception rooms and to sleep over too.

Explore Upstairs

The first floor continues to impress with spacious, beautifully presented accommodation. The principal bedroom is a wonderfully tranquil retreat, with three windows allowing natural light to pour in throughout the day. Generously proportioned, it offers ample space for a seating area or dressing space, complemented by a stylish contemporary en-suite shower room. Three further double bedrooms provide flexible accommodation for family members and guests, all served by two beautifully appointed family bathrooms finished to an impeccable standard with timeless, sophisticated fittings and décor. Designed with both practicality and elegance in mind, one bathroom also features a Japanese Omni Tub ideal for children but can comfortably accommodate an adult too.

Peace and Peace of Mind

Alongside its undeniable charm, the property offers the reassurance of significant recent improvements. In 2017, the sitting room, two first-floor bedrooms and the family bathroom were thoughtfully added, creating additional high-quality living space. At the same time, new windows and a new front door were installed, further enhancing both comfort and energy efficiency along with a water softener, great for the skin and helping keep the home low maintenance. Oil-fired central heating provides dependable warmth, while fibre-to-the-premises broadband ensures lightning-fast connectivity for home working, streaming and modern family life. With these major improvements already completed, buyers can move straight in with confidence, knowing the property has been carefully maintained and offers peace of mind for years to come.





















KEY FEATURES

Step Outside

The property is approached through traditional double five-bar timber gates, opening onto an expansive gravel driveway that provides generous parking for numerous vehicles. The gardens have been thoughtfully designed to make the most of the property's peaceful surroundings. A charming south-west facing terrace, nestled between the porch and dining room and overlooking the lawn, is perfectly positioned for relaxing in from midday to sunset whilst the second, more secluded patio sits between the utility room and the sitting room, providing an idyllic spot for a sunrise coffee and leisurely breakfasts. The wraparound gardens create a wonderful sense of privacy, with extensive lawns bordered by mature trees including Oak, Maple and Bay with established planting including Buddleia, Roses and Lavender to attract the butterflies and bees along with beautiful blossom from the cherry and ornamental pear trees. There is an abundance of wildlife here, from garden birds, resident green and spotted woodpeckers, pheasants and quail, passing hedgehogs and the occasional visit from a deer. There is ample space for children to play and pets to roam safely, and the grounds have seen "camp outs", bouncy castles and barbecues with gazebos smothered in fairy lights! Keen gardeners will find plenty of space for growing and completing the grounds is a substantial workshop, offering excellent storage and exciting potential for hobbies, a home business or further enhancement to suit a new owner's lifestyle.

On the Doorstep

Burston village has a communal feel whilst not intrusive and is a great location for walking, running and cycling with plentiful footpaths and trails. Burston Primary School sits within the village itself, while Diss High School is the nearest secondary option. The active village hall offers regular clubs as well as village events and there are lots of excellent local pubs. The annual Strike School Rally, which marks the 'longest strike in history', complete with marching band is always a fabulous event.









INFORMATION



How Far Is It To....

For everyday shopping, residents typically head into Diss which offers GP surgeries, Vets, cafés, independent shops and services, and for commuters, transport links are close by with Diss railway station offering direct services to Norwich and London Liverpool Street, and the A140 and A143 providing easy road connections across Norfolk and Suffolk.

What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... What 3 Words Location ///jets.ended.cheerily

Services, District Council and Tenure

Oil Central Heating
Mains Electricity, Water. Mains Drainage
Broadband Available – Fibre to the property but please check www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk to check.
South Norfolk District Council – Band D– Freehold

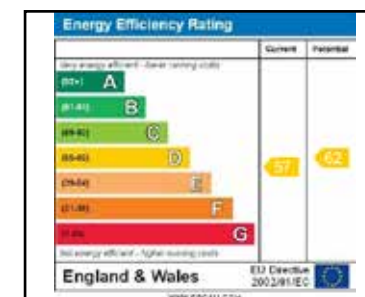
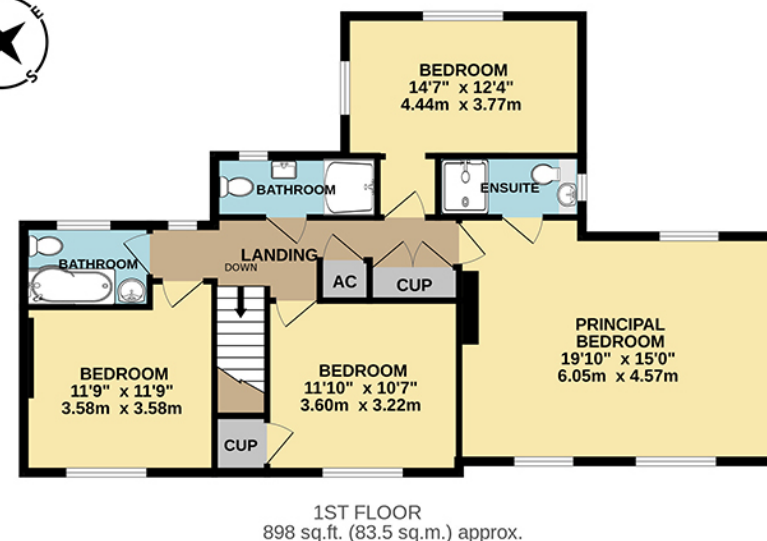
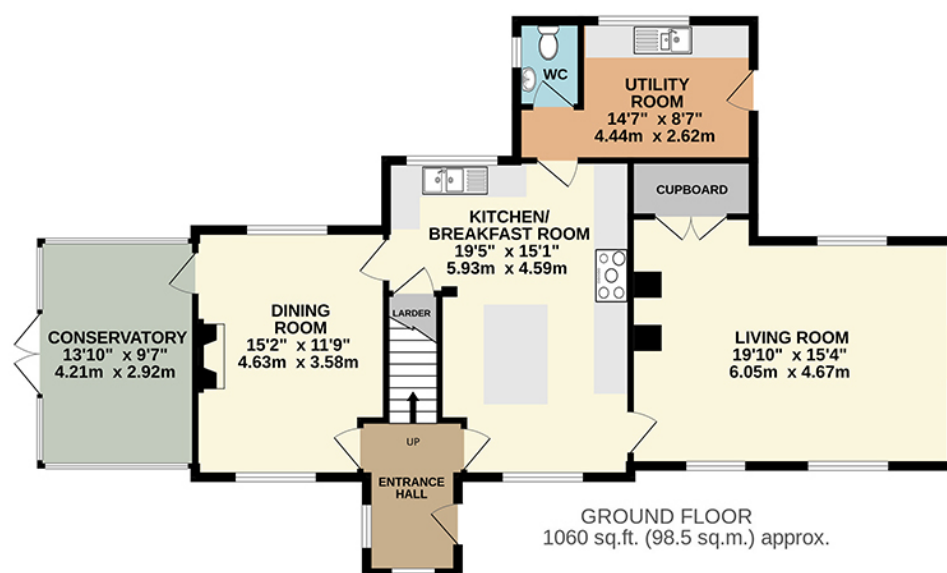


TOTAL FLOOR AREA (approx.)

Accommodation: 1958 sq.ft (182.0 sq.m) - Outbuildings: 153 sq.ft (14.2 sq.m)

Measurements are approximate. Not to scale. Illustrative purposes only.

Produced for Fine & Country Estate Agent.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



FINE & COUNTRY

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