



The Street, Hinderclay, Diss, Suffolk, IP22 1HX

MARK · EWIN
BURY ST EDMUNDS

Barfrestone, The Street, Hinderclay, Diss, Suffolk, IP22 1HX

An impressive detached family residence set behind a gated driveway occupying an attractive plot of more than one-third of an acre, offering over 2,600 sq ft. of beautifully proportioned and exceptionally versatile accommodation in the heart of this sought-after Suffolk village.

The property has been thoughtfully arranged to provide a wonderful range of spacious reception rooms, including a double aspect sitting room centred around a contemporary wood-burning stove, together with separate dining, family and snug rooms. The beautifully arranged kitchen is complemented by a generous breakfast room with direct access to the garden, together with a separate utility room and ground floor shower room, creating a practical yet attractive layout.

On the first floor, the impressive principal bedroom enjoys an en-suite shower room together with access to a large private balcony overlooking the beautifully maintained rear garden. Three further bedrooms are served by a family bathroom.

One of the property's most appealing features is the converted former double garage, now providing exceptionally versatile additional accommodation. Currently arranged as a substantial family room, it would equally lend itself to a home office, studio, games room or hobby space.

Outside, the property enjoys beautifully established gardens extending to more than one-third of an acre, predominantly laid to lawn with mature trees, well-stocked borders and two paved seating areas, creating an attractive setting for outdoor entertaining.

A gated gravel driveway provides extensive parking and leads to the detached double garage. Occupying an attractive position within the well-regarded village of Hinderclay, the property enjoys the benefits of a peaceful rural setting whilst remaining conveniently positioned for the neighbouring villages of Rickingham, Botesdale and Stanton, with the market towns of Diss and Bury St Edmunds offering an extensive range of shopping, schooling and leisure facilities.

Additional Information;

Tenure: Freehold

Plot: In excess of 1/3 acre.

Mobile Coverage: EE, O2, Three & Vodafone are reported to be available in this area. (Source: Ofcom)

Broadband: Standard, Superfast and Ultrafast broadband are reported to be available in the Hinderclay area. (Source: Ofcom)

Services: Mains, electricity, water and drainage Heating is via oil-fired central heating. (Please note that none of these services have been tested by the selling agent.)



Directions

From Diss, proceed on the A143 towards Bury St Edmunds. Continue through Rickingham before turning left, signposted Hinderclay. Follow the road into the village and continue along The Street, where the property will be found after a short distance on the left-hand side.

Location

The rural village of Hinderclay enjoys a countryside setting on the north Suffolk border. Local amenities can be found in the neighbouring villages of Rickingham, Botesdale and Stanton, while the market town of Diss, approximately 6 miles away, offers a wider range of shopping, supermarkets, schools, healthcare facilities and leisure amenities. Diss also provides a mainline railway station with regular services to Norwich and London Liverpool Street. The historic market town of Bury St Edmunds is approximately 14 miles away and offers an extensive range of retail, dining and recreational facilities.

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Accommodation:

Foyer 4' 5" x 8' 3" (1.35m x 2.51m)

Hall 14' 8" x 16' 6" (4.47m x 5.03m)

Snug 12' 10" x 11' 2" (3.91m x 3.40m)

Shower 4' 11" x 8' 2" (1.50m x 2.49m)

Utility 10' 8" x 8' 3" (3.25m x 2.51m)

Family Room 18' 6" x 18' 8" (5.63m x 5.69m)

Sitting Room 13' 1" x 19' 11" (3.98m x 6.07m)

Breakfast Room 14' 2" x 11' 4" (4.31m x 3.45m)

Dining Room 11' 5" x 14' 10" (3.48m x 4.52m)

Kitchen 11' 10" x 11' 10" (3.60m x 3.60m)

Landing 14' 8" x 7' 1" (4.47m x 2.16m)

Bedroom 7' 10" x 9' 11" (2.39m x 3.02m)

Bedroom 13' 1" x 9' 6" (3.98m x 2.89m)

Bedroom 13' 1" x 10' 1" (3.98m x 3.07m)

Bathroom 10' 7" x 5' 9" (3.22m x 1.75m)

Ensuite 7' 9" x 5' 9" (2.36m x 1.75m)

Bedroom 11' 10" x 13' 10" (3.60m x 4.21m)

Balcony 26' 2" x 12' 3" (7.97m x 3.73m)

Additional Information:

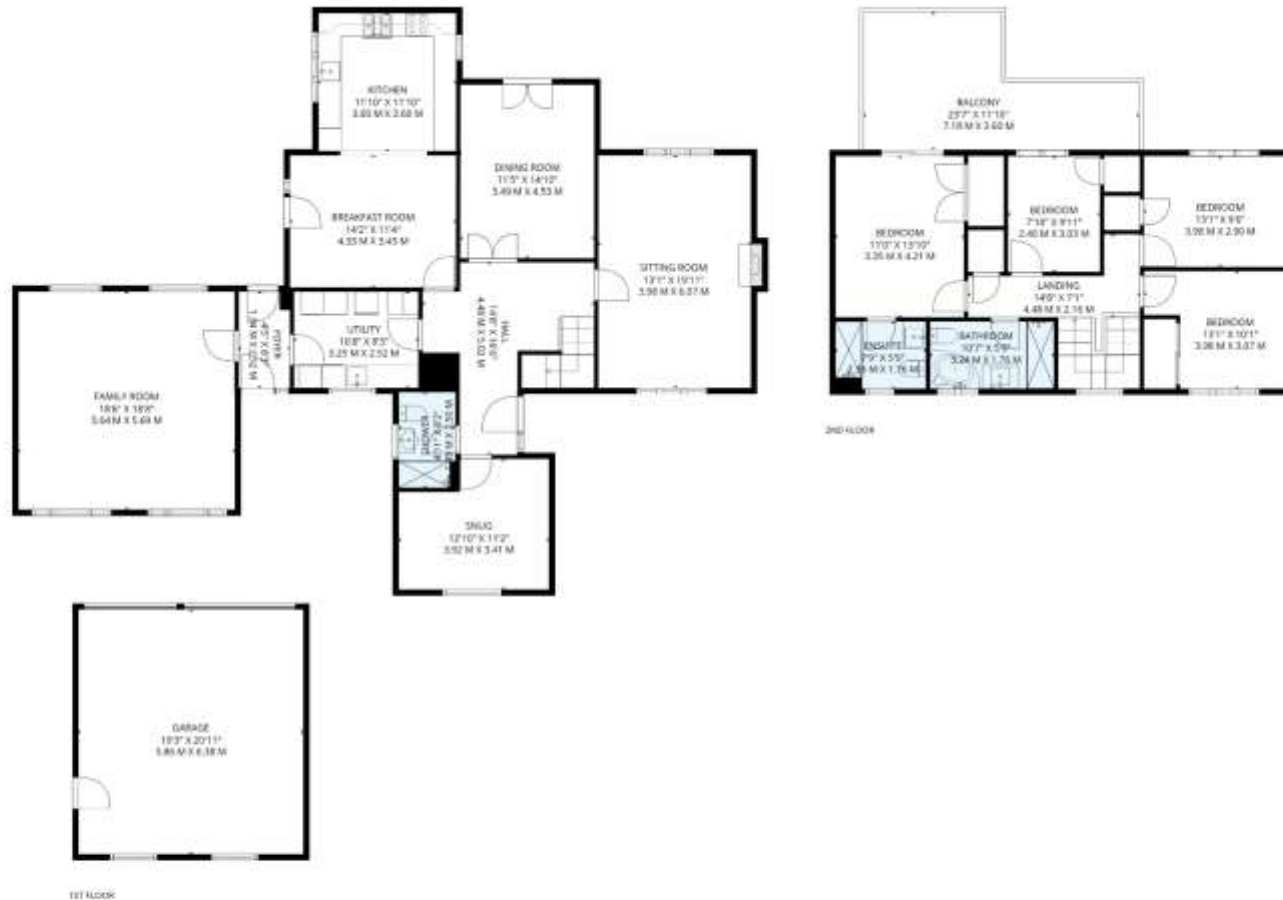
Council Tax Band: F

EPC Rating: E

Tenure: Freehold

Guide £650,000
Freehold





All Measurements Are Approximate, This Floor Plan is a Guide Only. Produced By Dcnp.



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.

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