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*Field View, The Street,
Rumburgh, Suffolk, IP19 0JY*

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ESTATE AGENTS



An extremely well presented and deceptively spacious house which has been extensively refurbished by the current owners and now provides a stunning family home. The property offers a large garden of 1/3 acre backing onto open countryside with a generous driveway, double garage and set in this popular village.

Accommodation comprises:

- Spacious entrance hall & cloakroom
- Generous sitting room with multi-fuel stove
- Well fitted bespoke kitchen
- Separate large sitting room
- Ground floor study/playroom
- Conservatory
- Four generous double bedrooms
- Well appointed bathroom & en-suite
- Oil central heating
- Well tendered gardens of 1/3 acre
- Deep front garden with large paved driveway
- Excellent rear views over surrounding countryside



The Property

Entering the front door takes you into a light and spacious hallway with stairs rising to the first floor and a cloakroom. To the left through double doors there is very generous sitting room with a brick fireplace housing a multi-fuel burning stove and engineered oak flooring and an excellent conservatory overlooking the rear garden with views of the countryside beyond. Oak style flooring is laid in the conservatory, office and the dining room. The property flows nicely round to the large dining room and through to the kitchen which is fitted with hand made wall and base units with granite work tops with built-in cookers, washing machine and a dishwasher. The ceramic tiled flooring has the benefit of under floor heating. Across the hallway is the study with built in shelving and a storage cupboard. On the first floor are four good sized double bedrooms and a well appointed bathroom with a free standing roll top bath, large shower, basin and toilet. The landing leads you the master bedroom also has a well fitted en-suite shower room. The property has oil fired central heating with attractive covers on the radiators with the bathroom and en-suite having stylish radiators with towel rail. The property is fully double glazed with upvc soffits, barge boards and dormer windows.



Gardens and Grounds

Field View is set well back from the quiet street by a deep front garden which is lawned with a block paved driveway allowing parking for many vehicles. The drive continues to the side of the house and leads to a double detached brick garage. To the rear is also an excellent workshop which measures approximately 16ft x 14ft. The large, very neatly tended back garden is mainly lawned with a large sandstone terrace immediately to the rear of the property where you can sit and enjoy the wonderful open countryside views. There is also BBQ shelter and raised flower and shrub beds and a vegetable plot.

Location

The property is in the village of Rumburgh, just four miles from the market town of Halesworth. Halesworth provides many independent shops, Edgar Sewter primary school, public houses, cafés, restaurants, GP surgery, vets and a supermarket. 'The Cut' is the town's exceptional arts centre - converted from a former maltings – which offers a dynamic year-round programme of theatre, cinema, dance and exhibitions, plus art and fitness classes. Also within walking distance is the train station with services to London Liverpool Street via Ipswich. The unspoilt heritage coastline of Suffolk with the glorious beaches of Southwold, Dunwich and Walberswick are a 30-minute drive away.



Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Oil central heating. Mains water, electricity and drainage connected.

EPC Rating: D

Local Authority

East Suffolk District Council

Tax Band: E

Agents Note

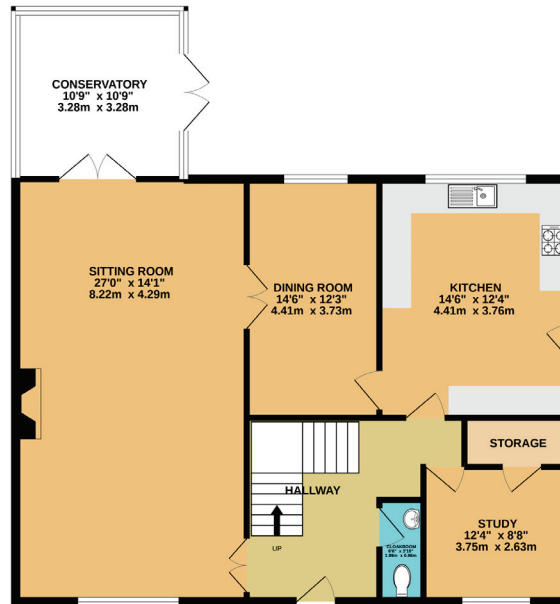
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

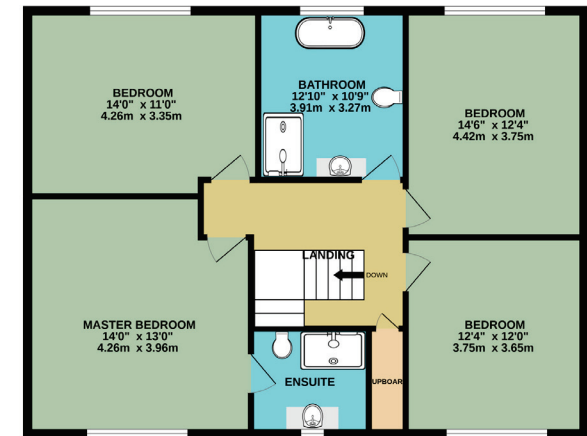
Vacant possession of the freehold will be given on completion.

Offers over £600,000

GROUND FLOOR
1074 sq.ft. (99.8 sq.m.) approx.



1ST FLOOR
964 sq.ft. (89.6 sq.m.) approx.



TOTAL FLOOR AREA : 2039 sq.ft. (189.4 sq.m.) approx.

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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To arrange a viewing, please call 01986 888205

www.muskermcintyre.co.uk

Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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