



'Access All Areas'
Little Stonham, Suffolk | IP14 5JT

WELCOME



Imagine yourself relaxing in the hot tub looking out over the fields, or firing up the barbecue with family and friends. The views here are stunning and it's hard to tear your eyes away. Despite the rural outlook, you're perfectly positioned for travel up to Norwich or down to Ipswich, and just a few miles from Stowmarket, so if you need to get out and about, you can do that with ease.







Substantial Detached Modern Home
Spacious Sitting Room
Formal Dining Room
Generous Kitchen Breakfast Room
Conservatory
Four Bedrooms
Cloakroom, Family Bathroom and Ensuite
Off Road Parking and Double Garage
Sizeable Rear Garden With Large Covered Area
No Onward Chain

A magnificent contemporary family home with gorgeous countryside views, this is a place that's superb for entertaining, inside and out. Upgraded and extended by the current owner, it has so much to offer for a couple or family, and is a home where you're sure to make many happy memories over the years.



So Much To See Inside

Step inside the property and you immediately get a sense of light and space. The main reception room on your left is double aspect with an east-west orientation, so it's filled with light throughout the day. One set of double doors leads you out into the garden, while the other leads to a second reception room that would make a great snug, family room or formal dining room.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









Turn right from the front hall and you come into the high-spec kitchen. With seating around the breakfast bar and double doors onto the conservatory, it's a lovely sociable room that can accommodate a good number with ease. There's granite flooring with underfloor heating, to keep it lovely and warm underfoot even on the coldest of days. The appliances are integrated, including a Neff oven, additional oven, wine fridge, dishwasher and washing machine. There's also room for an American-style fridge-freezer.

Perfectly Positioned
First impressions count and this definitely sets the right tone. Turn into the block paved drive and you'll see there's ample car parking and a garage that also has a door into the kitchen – handy when it's raining. To the rear, the garden has an incredible view stretching out across open fields. The picket fencing allows you to make the most of this beautiful outlook. There's a spacious terraced area and a wonderful gazebo with raised decking – an amazing place for relaxing or for entertaining.



Both reception rooms, the kitchen and the conservatory look out over the rear garden, the latter rooms one through another, so the house really does make the most of those incredible rural views.

The plot sits on the edge of the village of Little Stonham, just a few miles from Stowmarket. You have a popular foodie pub just a short stroll from your front door – well within staggering distance – and a primary school, playground, shop, tea room, village hall and more a couple of miles down the road.

Upstairs, there are four well-proportioned bedrooms (no box room here!). The master is a truly luxurious dual aspect room with a lovely en-suite with double-ended bath and separate shower, while the other three bedrooms share the family bathroom.

You can head straight out on the A140 up to Norwich or down to Ipswich, which is one of the reasons the owner loved living here, as it made commuting so easy.





STEP OUTSIDE

Agents Notes

Tenure: Freehold

Local Authority: Mid Suffolk District Council – Band D

Services: Mains Electricity, Water & Drainage. OFCH.

Directions: Proceed from the market town of Diss in a southerly direction along the A140. Enter The Stonhams and continue past The Magpie public house - the property will be found on the right hand side not far from the pub.

What 3 Words Location - “DREAMS, BONUS, BOARDS”

PLEASE NOTE

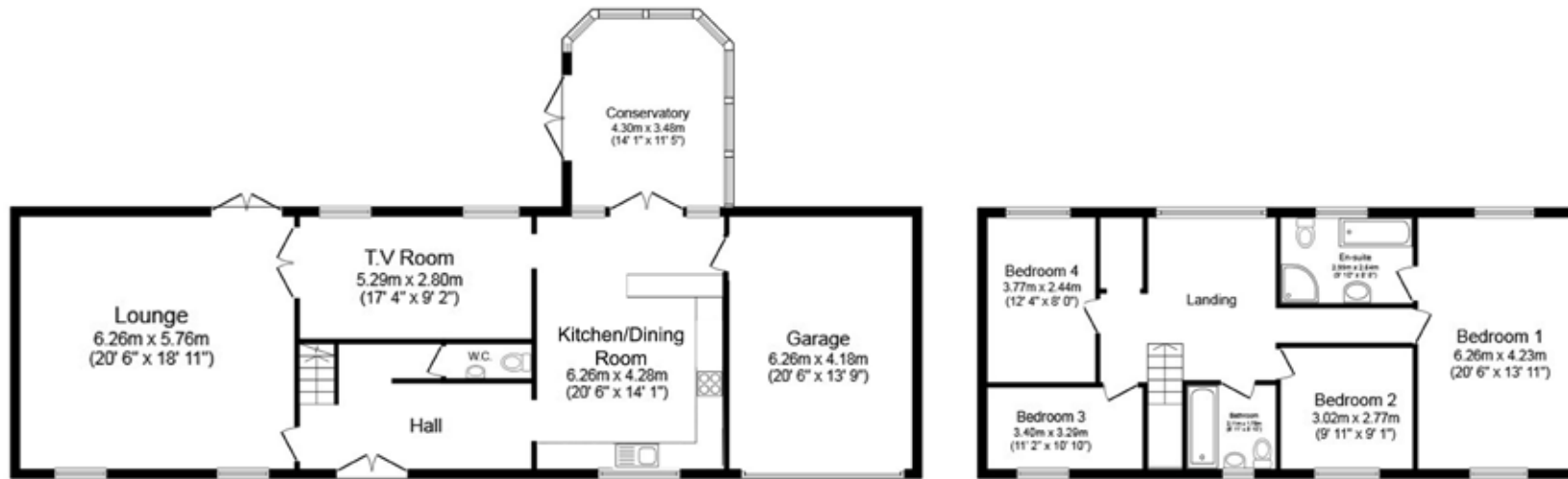
Included in the sale are the Hob, Extractor Hood, Microwave, and two Ovens.

Available by separate negotiation are the following items:
Hot Tub, Wine Cooler, Fridge Freezer, Washing Machine and Piano.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Property - DIS4294
Approx. Internal Floor Area - 2247 Sq ft / 208.8 Sqm



Ground Floor

For identification purpose only. Not to scale.
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First Floor



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. Copyright © 2022 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06777456 Registered Office: Norfolk Country Properties Ltd, Blyth House, Rendham Road, Saxmundham, Suffolk, IP17 1WA



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