



Brockford | Suffolk | IP14 5NX

FINE & COUNTRY

STYLE AND SPACE



Beautifully positioned backing onto fields at the end of a small and exclusive development, this home impresses right from the start.

The attractive frontage with its feature oak porch sets the tone for the high-specification and the attention to detail you will find within.

Generous rooms filled with light, plus a spacious and private garden, make this a superb family home.







- A wonderful Detached Modern Home situated on a quiet Cul-de-Sac in the village of Brockford
- Four Generous Bedrooms; Three En-Suites and a Family Bathroom
- Two Reception Rooms; Useful Home Office/Study
- Large Kitchen/Breakfast Room with Separate Utility and Two Ground Floor WCs
- Delightful Gardens of around 0.5 of an acre with a Selection of Trees
- Double Garage and Off Road Parking
- The Accommodation extends to 2,888sq.ft
- Energy Rating: C

This modern property forms part of a cluster of houses on a quiet cul-de-sac with open fields around. It's a spacious and welcoming home that's perfectly set up for modern lifestyles. You're close to a number of well-served towns and villages, but back at home, you can relax and unwind in a peaceful setting with views over open countryside.

Welcome Inside

This is a house sure to tick every box. Inside, you'll find a lovely bright hallway with wooden flooring, leading you into the dining room on one side and the sitting room on the other. The former would also be perfect as a family or playroom. The latter is a double aspect room and it's beautiful, with a continuation of the wooden flooring and a fireplace with log burner. There's a small study tucked away in the centre of the house, then you head through into the kitchen. This is a stunning room with a central island where you can sit and chat over a coffee with guests, plus a glazed breakfast area that frames views out over the garden. It's also south facing and really makes the most of the light. This makes a wonderful base when you're entertaining and is also perfect for family life, with plenty of space for seating and dining, plus a good view of the garden, which is handy if you have younger children.

This is a practical home, with a utility room well placed between the kitchen and the double garage, with doors to both, as well as a useful second cloakroom.

Upstairs, there are four double bedrooms, three of which have en-suites. The fourth is far from short-changed – they get the family bathroom, which has a bath and separate shower. Three of the bedrooms also have built-in storage – another practical touch. And of course, three of the bedrooms have a lovely outlook over the garden and across the fields beyond.

Enjoying The Outdoors

The house has a super position at the far end of the road, with no passing traffic and a lovely private plot. The garden wraps around three sides of the house, so you can follow the sun around all day, and you have one neighbour on each side, well spaced out, with open fields behind. This makes it nice and secure but still secluded. The garden has a good number of mature trees and a generous lawn, making it ideal for a family.













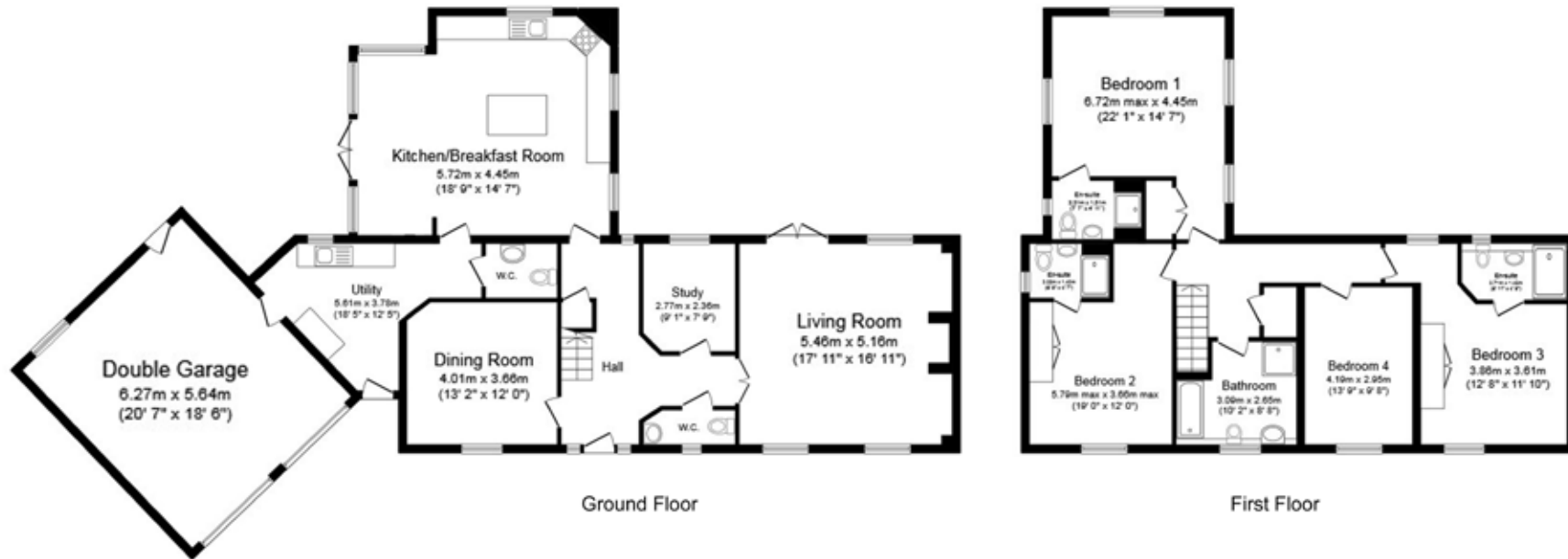








Property - DIS4296
Approx. Internal Floor Area - 2888 Sq ft / 288.3 Sqm



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On Your Doorstep

The garage over the road has a small shop, plus there's a restaurant less than a mile up the road. Nearby Mendlesham has more facilities, including a pub, school, sports facilities and a surgery. Road access to Norwich, Ipswich, Bury St. Edmunds and Cambridge is good.

How Far Is It To

The market town of Diss is 10 miles from Brockford and has a mainline train station providing easy access into London Liverpool Street and Norwich. There is also a wide range of shops, amenities, a weekly market and a monthly farmers market. The beautiful vibrant cathedral city of Norwich is approximately 31 miles to the north on the A140. Norwich has two shopping centres to include Chantry Place and Castle Quarter, cultural and leisure facilities, restaurants and cafes. It also has direct rail links to London amongst other destinations and an International Airport.

What Three Words Location - waltzed, release, respects

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint this property's exact location.

Directions

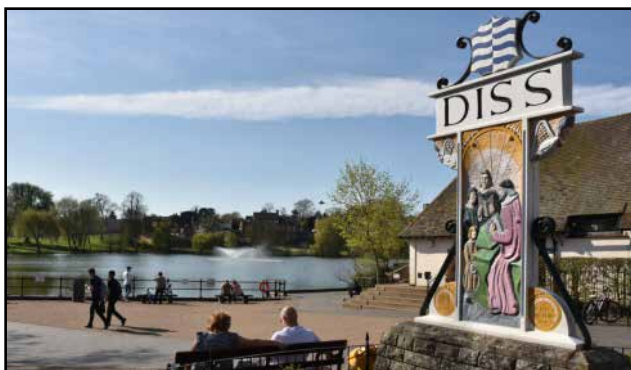
Proceed from the market town of Diss in a southerly direction down the A140. On entering Brockford take a right hand turn into Nursery Gardens just past the petrol filling station. The property is located at the rear of the small development behind a five bar gate.

Services and District Council

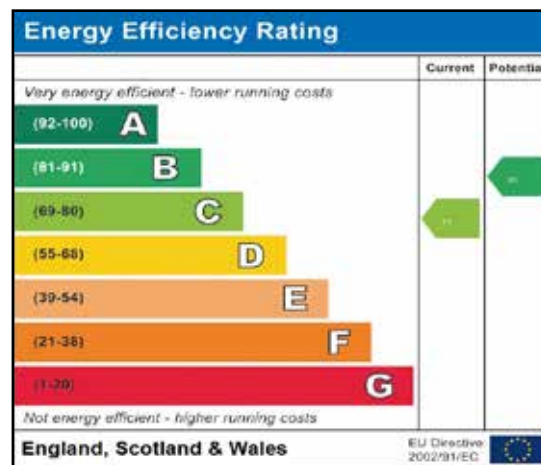
Oil Central Heating, Mains Water, Private Drainage via Treatment Plant
Mid Suffolk District Council – Council Tax Band G

Tenure

Freehold



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FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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