



Green Man Close, Oakley, Diss

Guide Price £485,000 - £500,000 Freehold

Energy Efficiency Rating : TBC

- ✓ Detached Family Home
- ✓ Presented In Immaculate Order
- ✓ Quiet Cul-De-Sac Within Village
- ✓ Three Reception Rooms
- ✓ Modern Kitchen & Utility Room
- ✓ Four Ample Bedrooms & Two Bathrooms
- ✓ Private Non Overlooked Gardens
- ✓ Driveway Parking & Double Garage

To arrange an accompanied viewing please call our Diss Office on 01379 450950

**STARKINGS
& WATSON**



Situated on a SMALL and QUIET CUL-DE-SAC in the village of OAKLEY, within just a few minutes drive of DISS and the MAINLINE train station to LONDON, you will find this ATTRACTIVE DETACHED FAMILY HOME. The property is approached with DRIVEWAY PARKING and a DETACHED DOUBLE GARAGE with front garden. Upon entering, you will find the property is BEAUTIFULLY PRESENTED with re-fitted uPVC DOUBLE GLAZED WINDOWS and offers TWO MAIN RECEPTION ROOMS, a cloakroom utility space and then a MODERN well fitted kitchen/dining room which completes the ground floor. On the first floor off landing there are TWO GENEROUS DOUBLE BEDROOMS and TWO FURTHER SINGLE BEDROOMS offering plenty of space for all the family. In addition there is an EN-SUITE shower room and a family bathroom. Externally the rear garden is mainly laid to lawn with a decked terrace and paved patio - the garden offers plenty of privacy with a pleasant outlook.

LOCATION

Oakley is a pretty village conveniently situated on the Norfolk/Suffolk border and has easy access to the A140 linking to the regional centres of Ipswich, Bury St Edmunds and Norwich. The local towns of Eye and Diss provide an excellent range of local amenities including doctors' and dentist surgeries as well as local shops and supermarkets. The local Hartismere School has an outstanding Ofsted report and Oakley is served by a free school bus to Hartismere as well as St Peter and St Paul Primary in Eye. Diss has a mainline railway station with regular service to Norwich and London Liverpool Street in

a journey time of approximately 90 minutes.

DIRECTIONS

You may wish to use your Sat-Nav (IP21 4BF) but to help you... Approaching the roundabout at Scole from Ipswich on the A140 take the right hand turn signposted B1118 Stradbroke, Oakley and Hoxne. Follow the road for approximately two miles into the village of Oakley where Green Man Close a small cul-de-sac can be found on the left hand side with the property then found on the right as you turn in.

AGENTS NOTE

The driveway is partly shared with the neighbouring properties in the cul-de-sac.

The property is approached via a shared access onto a private driveway providing off road parking in front of the double garage. There are lawns to the front and a pathway leading to the covered main entrance.

Part glazed composite entrance door to:

ENTRANCE PORCH

Amtico flooring, radiator, uPVC double glazed window to side, smooth coved ceiling, door to:

ENTRANCE HALL

Amtico flooring, radiator, stairs to first floor landing, smooth coved ceiling with recessed spotlights, doors to:



SITTING ROOM

16' 2" x 13' 4" Max (4.93m x 4.06m) Feature fire place, Amtico flooring, radiator x2, uPVC double glazed window to front, uPVC double glazed window to rear, uPVC double glazed French doors to rear, television and telephone points, smooth covered ceiling.

DINING ROOM/STUDY

11' x 10' 3" (3.35m x 3.12m) Amtico flooring, radiator, uPVC double glazed window to front, smooth covered ceiling.

CLOAKROOM

Two piece suite comprising low level W.C with hidden cistern, wall mounted hand wash basin with storage cupboard under and mixer tap over, Amtico flooring, vertical radiator, uPVC obscure double glazed window to side, smooth covered ceiling.

KITCHEN/DINING ROOM

18' 3" x 13' 4" Max (5.56m x 4.06m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset sink and drainer unit with mixer tap, tiled splash backs, inset electric hob, built-in electric double oven and extractor fan over, space for fridge/freezer, space for dishwasher, space for breakfast table, Amtico flooring, vertical radiator, uPVC double glazed window to rear, uPVC double glazed French doors to rear, smooth covered ceiling with recessed spotlights, door to:

UTILITY ROOM

6' 1" x 5' 7" (1.85m x 1.7m) Fitted range of wall and base level units with and inset stainless steel sink and drainer unit with mixer tap, space for washing machine, Amtico flooring, uPVC double glazed door to side, wall mounted oil fired central heating boiler, smooth covered ceiling.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator, uPVC double glazed window to front, built-in airing cupboard, smooth ceiling with loft access hatch, doors to:

BEDROOM

8' 11" x 8' 5" Max (Some Restricted Height) (2.72m x 2.57m) Fitted carpet, uPVC double glazed window to rear, velux window to rear, smooth vaulted ceiling.

DOUBLE BEDROOM

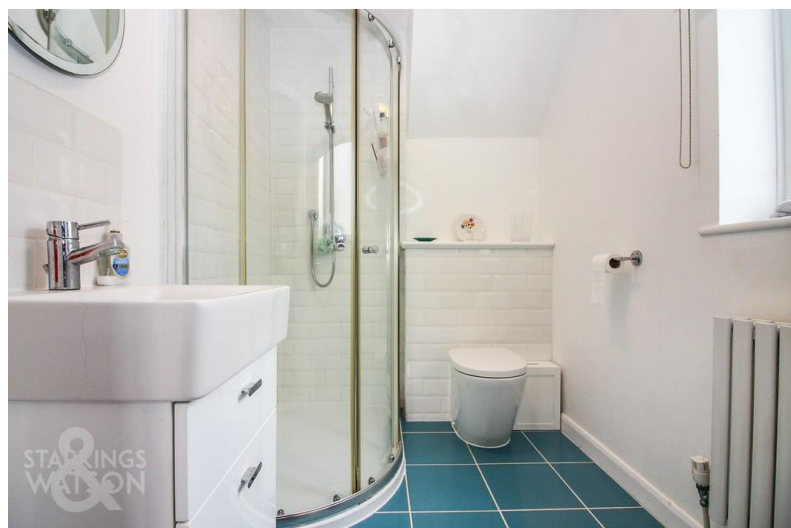
11' 3" x 9' Max (Some Restricted Height)(3.43m x 2.74m) Fitted carpet, radiator, uPVC double glazed window to rear, smooth ceiling.

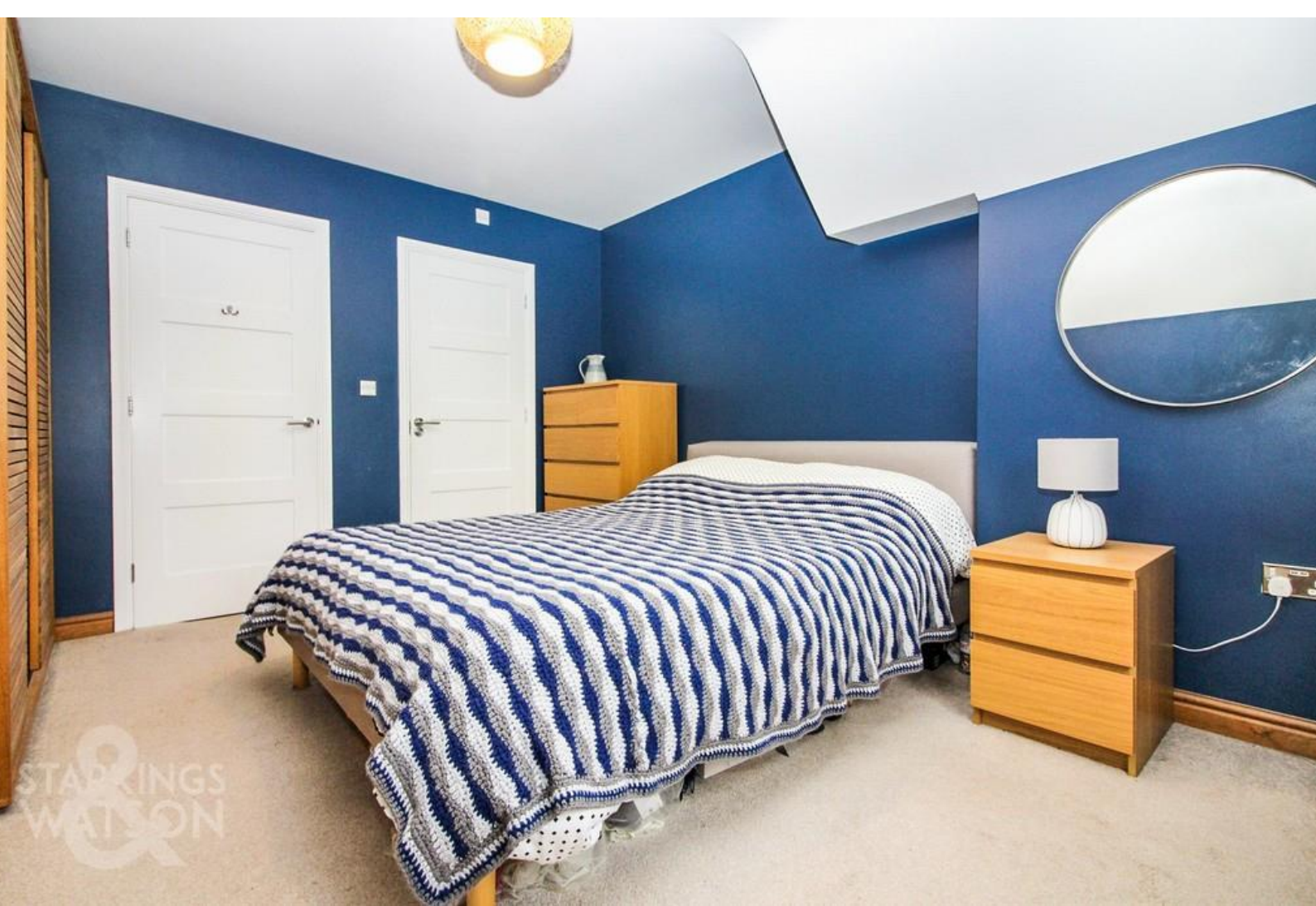
BEDROOM

10' 5" x 6' 9" (3.18m x 2.06m) Fitted carpet, radiator, uPVC double glazed window to front, smooth ceiling.

FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with mixer shower tap, tiled splash backs, shaver point, vinyl flooring, radiator, uPVC obscure double glazed window to front, smooth ceiling.







DOUBLE BEDROOM

13' 4" x 11' 8" Max (Some Restricted Height) (4.06m x 3.56m) Fitted carpet, radiator, uPVC double glazed window to rear, smooth ceiling, door to:

EN SUITE

Three piece suite comprising low level W.C with hidden cistern, wall mounted hand wash basin, hand wash basin set within vanity unit and mixer tap over, shower cubicle with thermostatically controlled shower and glazed shower screen, tiled splash backs, shaver point, tiled flooring, radiator, uPVC obscure double glazed window to side, smooth ceiling with extractor fan.

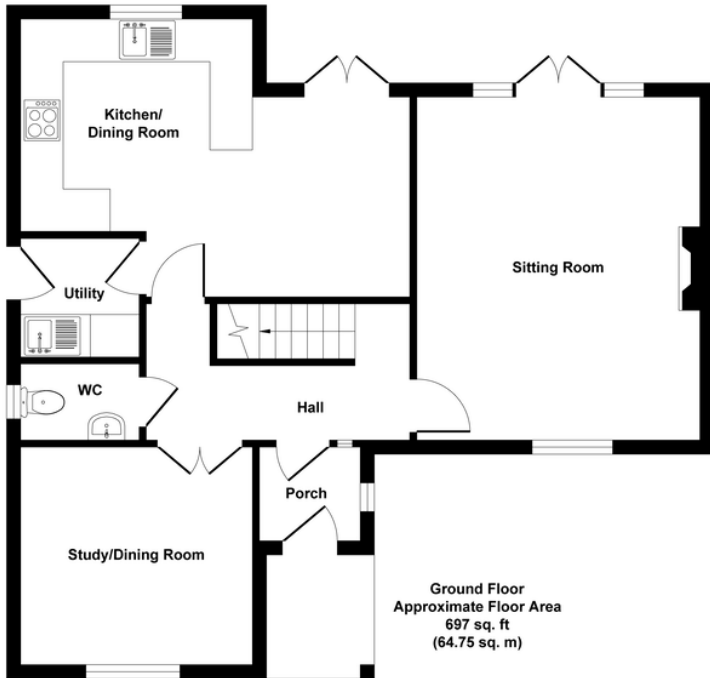
OUTSIDE

Leaving the dining room via French doors you find a generous decked area ideal for entertaining and alfresco dining, which in turn steps down onto the lawned space where you will find mature planting and shrubbery together with a pleasant paved seating area with pergola above. The rear garden has a pleasant outlook overlooking trees and offers a good degree of privacy. The garden is enclosed with timber fencing and hedging and also benefits from a shed providing useful storage located to the side of the property.

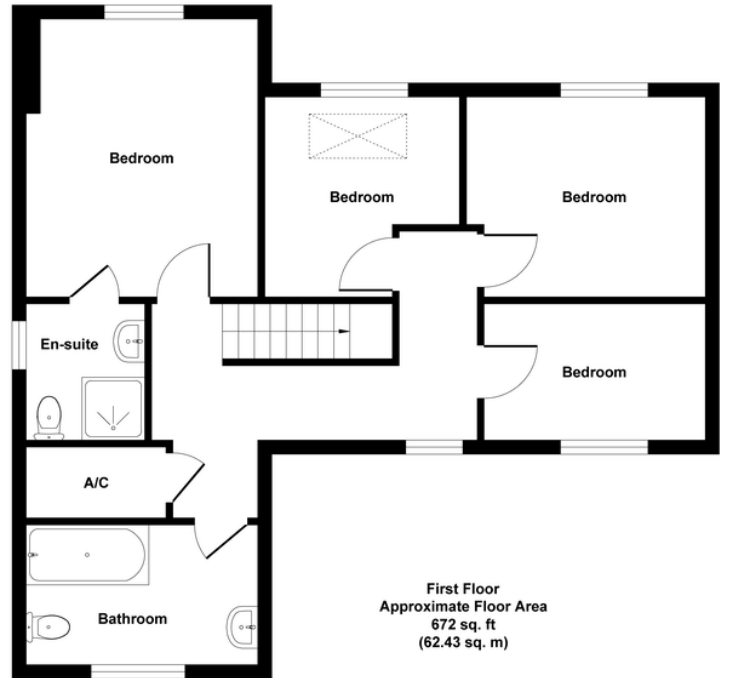
GARAGE

17' 6" x 17' 4" (5.33m x 5.28m) Up and over door to front x2, door to side, storage above, power and lighting.





Ground Floor
Approximate Floor Area
697 sq. ft
(64.75 sq. m)



First Floor
Approximate Floor Area
672 sq. ft
(62.43 sq. m)



Approx. Gross Internal Floor Area 1369 sq. ft / 127.18 sq. m

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements