

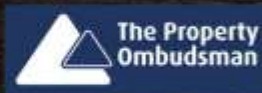
BURY ROAD

# Hepworth, Diss IP22 2QA

Freehold | Energy Efficiency Rating : E

To arrange an accompanied viewing please pop in or call us on 01379 450950

# FOR SALE PROPERTY



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)



# STARKINGS WATSON

- No Chain
- Detached Family Home
- Generous Plot with Field Views
- Gardens Extending to 0.8 Acres (stms)
- Renovation Project
- Three Reception Rooms
- Four Bedrooms
- Range Of Garages & Workshops

#### IN SUMMARY

NO CHAIN. Located on the Bury Road within easy driving distance of both BURY ST. EDMUNDS and DISS, this 1920's built DETACHED FAMILY HOME offers a GENEROUS FOOTPRINT and a magnificent RURAL PLOT of APPROXIMATELY 0.8 ACRES (stms). The property has been owned by the same family for a number of decades and does require a FULL RENOVATION but presents an EXCITING OPPORTUNITY for buyers to create their own family home with fantastic extension potential (stp). The property itself offers 1600 sq. ft (stms) of internal accommodation with THREE RECEPTION ROOMS, kitchen and pantry, W.C, FOUR BEDROOMS and family bathroom alongside spacious hallway and landing areas. Externally there are ample lawned gardens to the front, side and rear with the rear garden FACING SOUTH and OVERLOOKING FIELDS beyond. There is ample DRIVEWAY PARKING as well as GARAGING and WORKSHOP SPACE. You will also find a recently installed OIL FIRED CENTRAL HEATING SYSTEM and BOILER.

#### SETTING THE SCENE

Approached from the Bury Road via gated entrance onto a shingled driveway providing driveway parking for multiple vehicles. The driveway also leads to the garaging

and outbuildings. Access to the house is either via the main front door or the side entrance into the porch.

#### THE GRAND TOUR

Entering the property via the main entrance door to the front via the covered entrance porch you come into the main central hallway giving access to all further rooms. The first room to the right is the study/office overlooking the front garden with a brick fireplace. Next you will find the main sitting room overlooking the rear garden with doors also opening out benefiting from the bright and sunny southerly aspect, there is also another fireplace. The middle room would for many people be a dining room with a hatch into the kitchen but could also be a second sitting room also overlooking the rear garden. There is a downstairs W.C with hand wash basin and then the kitchen/breakfast room. The kitchen has space for a small table and white goods but also benefits from a traditional AGA and large walk-in pantry cupboard and also overlooks the rear and side gardens. The kitchen gives access to the side porch with storage cupboard leading to the side driveway. On the first floor you are greeted by the main landing space with window to front, two storage cupboards and loft hatch access. The first bedroom is found to the right overlooking the front with built-in cupboard. The main bedroom is the next room, a generous size with dual aspect and built in storage again. There are then two further bedrooms, one single and another double both facing the rear. There is a family bathroom with bath and shower over and hand wash basin with a separate w/c and hand wash basin. The property is in the main uPVC double glazed and benefits from oil fired central heating.



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



### THE GREAT OUTDOORS

The stunning side, front and rear gardens are mainly laid to lawn with mature trees and shrubs. The total plot measures approximately 0.8 acres (stms). The rear garden is south facing and has a lovely aspect overlooking fields creating a real sense of rural space and privacy. The garden also houses the detached garage which is generous in size alongside further outbuildings.

### OUT & ABOUT

Hepworth is a small village set in an attractive, gently rolling area of north Suffolk which offers an idyllic rural lifestyle but with good access to amenities. The nearby villages of Botesdale and Rickinghall offer good local shopping, schooling and medical facilities. The historic town of Bury St Edmunds lies some 11 miles away via the A143, allowing connections to the A14 leading to the Midlands and motorway network. Around 10 miles to the north is the market town of Diss which provides extensive local and national shopping, schooling to all levels, sporting and recreational facilities including rugby, cricket and football clubs along with an 18-hole golf course. Diss has a mainline rail station providing regular commuter services to Norwich and London Liverpool Street.

### FIND US

Postcode : IP22 2QA

What3Words : ///sifts.sprinting.copies

### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

### AGENTS NOTE

Buyers are advised the property has private septic tank drainage and is located on the Bury Road. The property requires modernisation however does benefit from a recently installed oil fired central heating system with external boiler.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

Price:



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)



Approximate total area<sup>(1)</sup>

1372.07 ft<sup>2</sup>  
127.47 m<sup>2</sup>

(1) Excluding balconies and terraces

GIRAFFE360  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.