



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

sales@whittleyparish.com  
01379 640808

IP22 4JZ  
Diss Norfolk  
4/6 Market Hill

Viewing Arrangements  
Strictly by appointment



**Church Road, Wilby, Eye, IP21 5LE**

**Guide Price £525,000 - £550,000**

An impressive and versatile four bedroom family home situated in a wonderful plot in a truly picturesque area.

- Versatile layout
- Immaculate throughout
- Upstairs family bathroom
- Freehold
- 4 bedrooms
- Utility
- Council Tax Band D
- Energy Efficiency Rating C.



## Property Description

### Situation

Lying in the heart of the village of Wilby, the property enjoys a pleasing non-estate position set well back off the road. The village of Wilby is an extremely picturesque location which is surrounded by stunning countryside scenery making it ideal for any lovers of the great outdoors. Nearby you have the village of Stradbroke which still retains a strong and active local community helped by having a good niche infrastructure with an excellent range of amenities and facilities including schooling, sports facilities, shops, convenience stores, church and public house. Further amenities can be found within Eye and Harleston both lying approximately seven miles away, whilst the historic market town of Diss lies ten miles to the north west having a more extensive range of facilities and the benefit of a mainline railway station connecting to London Liverpool Street and Norwich.

### Description

This attractive family home really does have bundles of kerb appeal with characterful features combined with modern efficiency, a somewhat perfect combination. Entry into the home is gained via a solid wood door which leads into the impressive kitchen dining room, this is very much a focal point of this home and a space that we feel is ideal for wholesome family memories to be created. Access to all ground floor rooms can be found from this space with the staircase to the first floor as well. The lounge is really well proportioned for the size of this charming home providing plenty of space for family life, the room is located to the rear of the plot and has dual aspect light with solid wood French doors leading out onto a patio area. The ground floor bedrooms are both doubles in size with the master coming with an en-suite shower room, this is another beautiful room that has been well thought out. The en-suite sits between the master bedroom and the utility and has a door into each room, being in between two other rooms it's important to consider light and here this has

absolutely been done, the Velux skylight is a simple but great feature that pours light into this lovely space. The property is heated by underfloor heating to ground floor level with all rooms (with exception to the utility) each having a thermostatic control. Moving upstairs you'll find that even the landing is an area to appreciate, being of good width with plenty of light entering via a further two Velux windows it's almost an ideal place to sit with a good book. The accommodation is completed with a further two good size bedrooms and a modern but tasteful family bathroom on the first floor.

### Externally

The property sits almost central in the plot and is approached via a sweeping shingle driveway which is privately owned by Pottery Barn. There is off road parking for numerous vehicles and potential for more to be made should you so wish. The majority of the garden is located to the side and front of the property which provides easterly and southerly aspects. The position of this home

with the plot it sits within creates a feeling of privacy and peacefulness being set back some way from the road. The garden has been landscaped and is mainly laid to lawn with multiple borders, there is also a patio area, decking area and a summerhouse with an outside storage facility. The summerhouse is connected to power, has light and is insulated which makes it the ideal space for anyone who needs a private work from home office. Another thing to note is the enjoyable views from the decking area where you can look out to the treelined skyline with St Marys Church protruding above it, a genuinely lovely sight to appreciate daily.

The rooms are as follows:

#### ENTRANCE PORCH:

Access via solid wood door with windows to front, giving access to lounge/kitchen/dining area, tiled flooring. Stairs rising to first floor level.

**KITCHEN:** 20' 1" x 19' 0" (6.12m x 5.79m) With windows to front aspect, the kitchen offers a good range of wall and floor units, solid wood work surfaces, inset stainless steel sink with drainer and

mixer tap, breakfast bar, space for dishwasher and American style fridge freezer, integrated hob with extractor above, oven below.

**RECEPTION ROOM TWO/BEDROOM TWO:** 8' 7" x 16' 6" (2.62m x 5.03m) Windows to front aspect, storage cupboard to side. Tiled flooring.

**BEDROOM ONE:** 16' 3" x 9' 7" (4.95m x 2.92m) With window to side aspect, built-in wardrobes and having the luxury of en-suite facilities. Engineered oak flooring.

**EN-SUITE:** 4' 6" x 9' 5" (1.37m x 2.87m) Comprising walk-in shower, low level wc and hand wash basin. Heated towel rail. Skylight above. Tiled flooring and walls. Door giving access to utility area.

**UTILITY:** 6' 5" x 9' 4" (1.96m x 2.84m) Space for washing machine and tumble dryer, roll top work surface, inset sink, wall units. External door giving access to the rear garden and further door giving access to the kitchen/diner.

**RECEPTION ROOM ONE:** 12' 1" x 18' 11" (3.68m x 5.77m) Access via French doors, engineered oak flooring, window to front aspect, wooden double glazed French doors giving views and access onto the patio area and gardens beyond.

#### FIRST FLOOR LEVEL - LANDING:

Two skylight windows, eaves storage cupboard to side and access to bedrooms and bathroom.

**BEDROOM THREE:** 8' 7" x 12' 4" (2.62m x 3.76m) Window to side aspect, two eaves storage cupboards to side. Radiator with thermostat control.

**BEDROOM FOUR:** 8' 7" x 12' 4" (2.62m x 3.76m) Window to side and two eaves storage cupboards. Radiator with thermostat control.

**BATHROOM:** 6' 9" x 5' 9" (2.06m x 1.75m) Comprising panelled bath with shower over, low level wc and hand wash basin. Heated towel rail. Skylight to rear aspect. Tiled flooring and walls.

**AGENTS NOTE:** There is a private right of way that exists and affords any owner of Pottery Bam access through the old school grounds to the primary school (which in 2017 came 9th in the National league tables for small schools and currently has 'good' Ofsted rating).

**VIEWINGS:** Strictly by appointment with Whittleby Parish Estate Agents, please contact a member of the sales team at our Diss office on 01379 640808. **OUR REF:** 8225

