

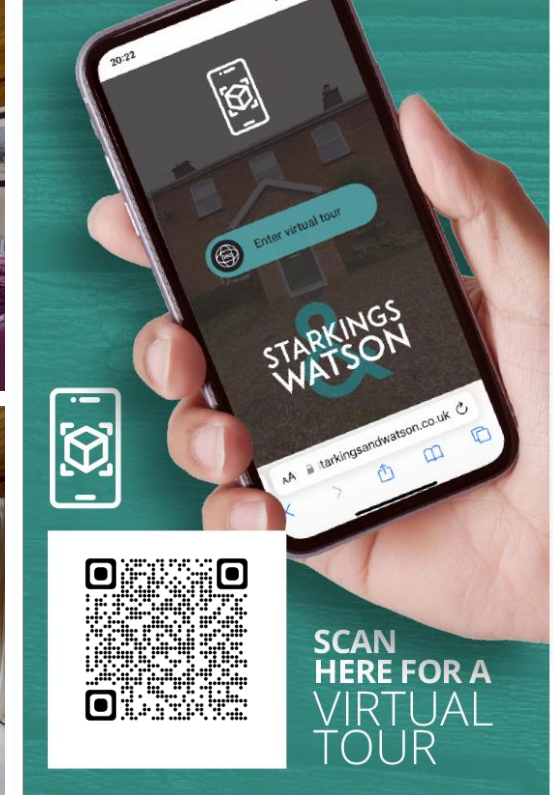
POTTERY HILL

# Wattisfield, Diss IP22 1NH

Freehold | Energy Efficiency Rating : E

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

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- Unique Split Level Bungalow
- Accommodation Over Two Floors
- Open Plan Living
- Kitchen/Breakfast Room
- Three Bedrooms
- Ample Off Road Parking
- Landscaped Gardens
- Two Single Garages

#### IN SUMMARY

SPLIT LEVEL chalet style BUNGALOW with TWIN GARAGES! This DETACHED HOME is a RARE GEM and offers a UNIQUE LAYOUT, PLOT and SITUATION in the village of WATTISFIELD. Entering the property on the UPPER GROUND FLOOR there is an ENTRANCE HALL, cloakroom, family bathroom and THREE DOUBLE BEDROOMS. STAIRS lead to the LOWER GROUND FLOOR where the OPEN PLAN SITTING/DINING ROOM can be found with access to both the CONSERVATORY, gardens, KITCHEN/BREAKFAST ROOM and the UTILITY ROOM. As with the property, the GARDENS are split level with an angled flowerbed, a RAISED FISH POND, a GENEROUS LAWNED AREA, all enclosed by HIGH LEVEL HEDGING keeping the gardens private. There is also a large PRIVATE DRIVEWAY providing ample off road parking.

#### SETTING THE SCENE

The property is approached via a gated generous sloping driveway providing off road parking for multiple vehicles also leading to the detached twin garages and covered car port, with steps down to the

gardens and entrance to the main property.

#### THE GRAND TOUR

Entering the property via a useful entrance porch providing space for coats and shoes, this in turn opens into the entrance hallway on the upper level with steps leading down to the lower reception level. Accessed from the hallway you will find a cloakroom, and completing the upper level the main bedroom with ample built-in wardrobes and windows overlooking the rear, second adjoining double bedroom also overlooking the rear, well fitted three piece family bathroom with shower over the bath and final third double bedroom. Leading down the stairs to the lower level, you will find the impressive main reception space with a vaulted ceiling and an abundance of light filling the room with patio doors leading out onto the gardens beyond. The dining room, open plan to the sitting area also opens into the conservatory, a lovely space with views of the gardens. The kitchen/breakfast room adjoins the dining room and offers plenty of cupboard storage, breakfast bar, space for dishwasher, integrated eye level electric oven/grill and integrated electric hob. Accessed from the kitchen there is a very handy storage room which acts as a walk in loft space providing plenty of space for storage and houses the electricity meter and fuse box. The final room is the utility room which provides plenty of cupboard storage and space for the fridge freezer and washing machine as well as access to the side leading to the main gardens.



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### THE GREAT OUTDOORS

Leaving the property via the conservatory double doors is a fully enclosed rear garden which is split level and comprises a generous lawned area, patio and raised pond, sloped flowerbeds, and high level hedging. There are steps to the parking and an additional area of flower bedding.

### OUT AND ABOUT

Wattisfield is 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 1NH

What3Words : ///rally.writers.trickles

### VIRTUAL TOUR

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

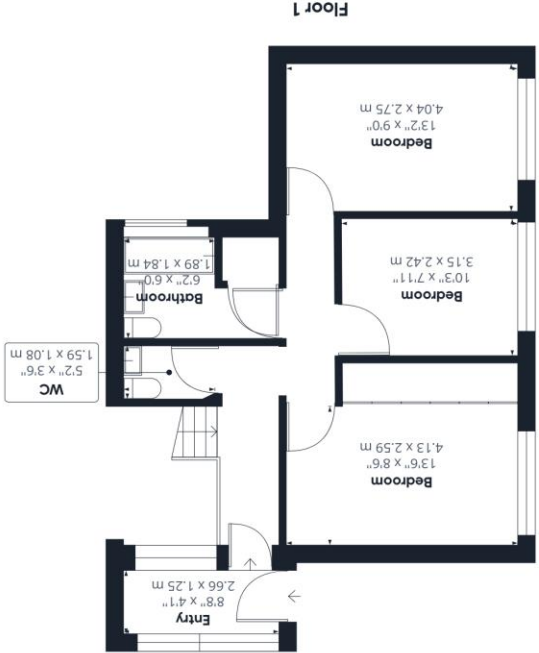
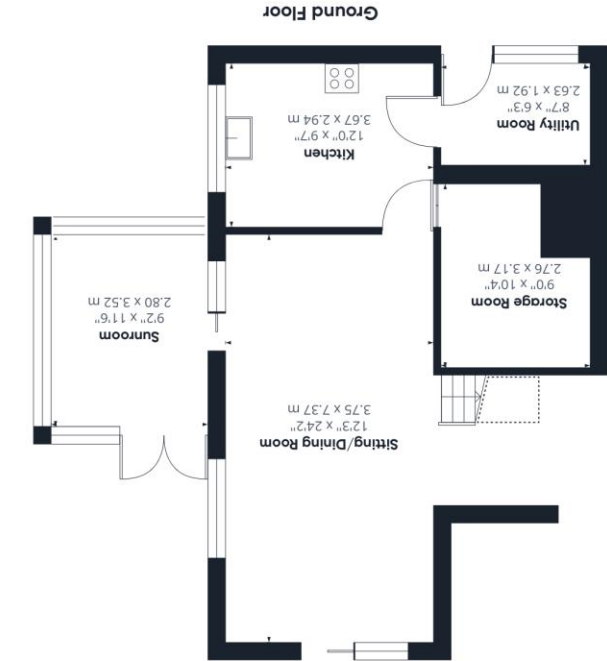
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Price:



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

1272.90 ft<sup>2</sup>  
118.26 m<sup>2</sup>

Reduced headroom

14.75 ft<sup>2</sup>  
1.37 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.9ft)

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.

