



Chestnuts,
Ilketshall St Andrew.



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ESTATE AGENTS

Bungay – 3.5 miles
Beccles – 4.8 miles
Halesworth – 6.7 miles
Southwold – 15.8 miles
Norwich – 20.5 miles

Situated in the sought after location of “Blacksmiths Corner” within the rural village of Ilketshall St Andrew, we are delighted to offer this exceptionally well presented detached family home set in a 0.35 acre plot of established garden grounds (STS). Boasting four double bedrooms, ensuite to master, stunning open-plan kitchen/garden room, two reception rooms, double garage and so much more. The internal and external space, impeccable standard and location make this an opportunity not to be missed.



Property

After stepping inside the porch and opening the front door, you are greeted by a large hallway with walk-in storage cupboard and stairs to the first-floor immediately in front of you. A door to your right opens into the spacious sitting room; measuring close to 24' by 13' and featuring a central fireplace with wood-burning stove and a bay-style window to the front aspect. To the rear, French doors open into the wonderful garden/dining room at the rear of the house that stretches to nearly 33' in length. Two sets of large bi-folding doors roll back to let the tranquillity of the rural location inside, while four Velux windows provide even further light to this airy space. The light spills into the kitchen which is adjoined to provide a versatile and social open-plan space, ideal for entertaining. The kitchen boasts a full range of integrated equipment within the multitude of floor and wall mounted storage units on offer, including fridge, freezer, electric hob and an eye-level double oven. A large central island provides further worktop space along with a double sink and integrated dishwasher. The hallway can also be accessed from the kitchen and a short lobby to the rear provides a WC, internal access to the double garage and a sizable utility room. The utility room offers further storage and worktop space, along with a sink and space for a washing machine and dryer below the counter. Rear access to the garden/patio can also be obtained from here. Completing the ground-floor is a generous reception room that sits to the front of the house, currently used as a study. The first-floor offers four double bedrooms, all of which benefit from integrated wardrobe storage. The main bedroom is a spacious double room that features an ensuite shower room. Lastly, a family bathroom equipped with P-shaped bath with shower-over, toilet and wash basin, completes the accommodation on offer.







Outside

The frontage is mostly laid to a large paved driveway, providing parking for four cars comfortably in front of the house and leading to the double garage. Two up-and-over doors give access to the 17' wide garage which is fitted with power/light. Either side of the driveway are areas of grass, with the left merging with the verge running alongside the house and the right meeting the boundary with the neighbour. Direct access to the rear garden can be obtained via a high, secure gate beside the garage. The rear garden faces directly South, where an impressive paved patio behind the house provides the ideal spot to take advantage of the hours of sunlight when entertaining and relaxing. The remainder of the 0.35 acre plot (STS) is laid to lawn framed with a variety of attractive shrubs and bushes, views of the village church are enjoyed over the fields behind. Whilst at the front we look over the acres of protected common land Within the grounds you will also find a brick outbuilding and a timber summerhouse.

Location

The property occupies a peaceful, rural position conveniently located a short drive away from the attractive market towns of Beccles and Bungay, both of which provide numerous shops, schools, and all other essential amenities. The property is within the delivery radius of the supermarkets and takeaways if needed. The Cathedral City of Norwich lies approximately 20 miles to the North with a mainline rail service to London Liverpool Street (approx 1hr 40mins) and an expanding airport on the North side of the city with international flights. Southwold and the unspoilt Suffolk coastline are within easy driving distance.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Oil fired central heating. Private drainage.
Mains Electricity & Water.
Energy Rating: D (plus improvements)

Local Authority:

East Suffolk Council
Tax Band: D
Postcode: NR34 8HS

Tenure

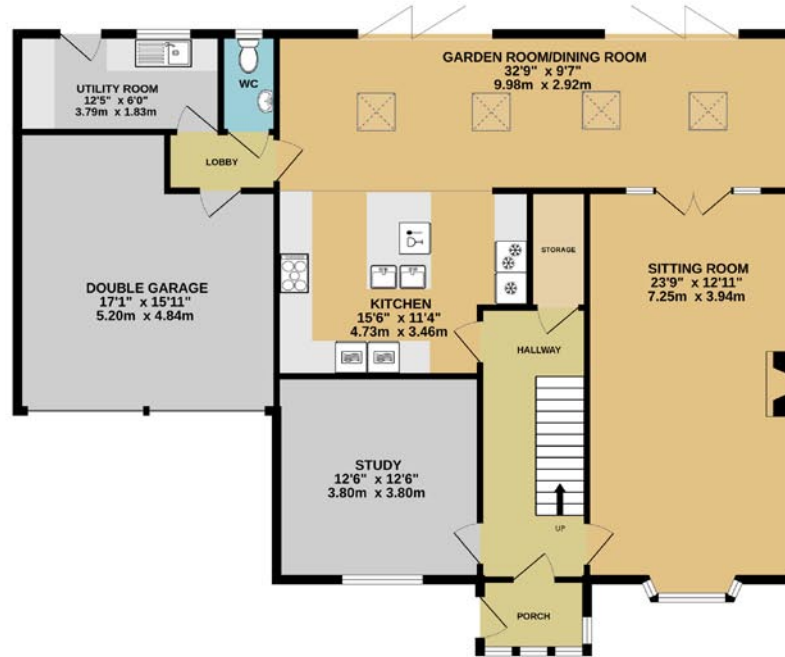
Vacant possession of the freehold will be given upon completion.

Agents' Note

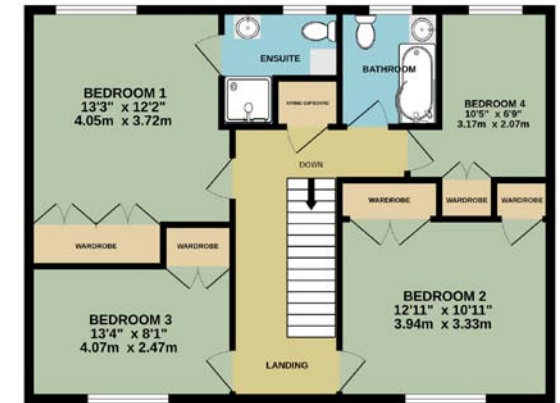
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £675,000

GROUND FLOOR
1460 sq.ft. (135.7 sq.m.) approx.



1ST FLOOR
760 sq.ft. (70.6 sq.m.) approx.



TOTAL FLOOR AREA : 2220 sq.ft. (206.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To arrange a viewing, please call 01986 888160

www.muskermcintyre.co.uk

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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