

# THE STREET

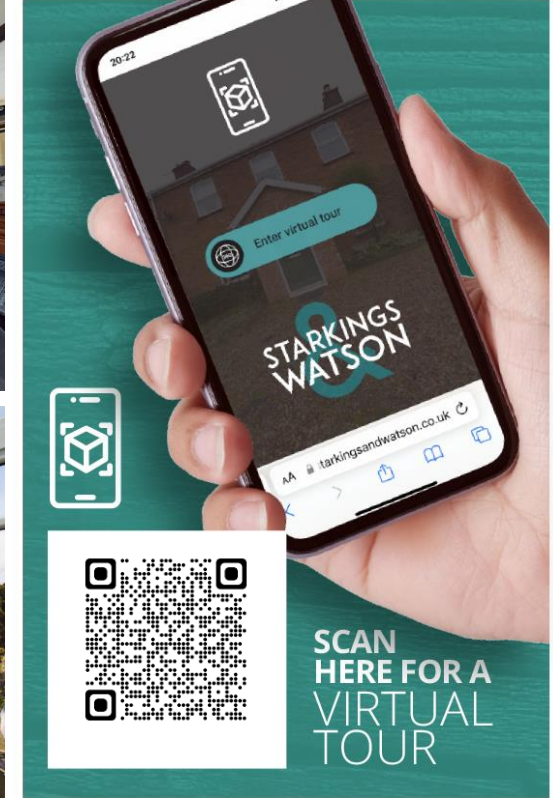
## Horham, Eye IP21 5DX

Freehold | Energy Efficiency Rating : D

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

# FOR SALE

# PROPERTY



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# STARKINGS & WATSON

- Detached Family Home
- Popular Village Location
- Over 1300 Sq. Ft Internally (stms)
- Three Reception Room Including Conservatory
- Three Ample Bedrooms
- Two Bathrooms & Utility Room
- Impressive Rear Garden Backing Onto Fields
- Driveway Parking

### IN SUMMARY

This CHARMING DETACHED THREE BEDROOM FAMILY HOME located in the popular village of Horham offers more than first meets the eye. The property itself is WELL PRESENTED with the addition of character and charm due to its individual design. The property also offers the potential to extend further if desired (stms). Internally, the accommodation measures approximately 1300 Sq. ft (stms) and comprises a welcoming entrance hall leading to a large open plan SITTING and DINING ROOM, kitchen with dining space, utility room and ground floor shower room. On the first floor there are THREE DOUBLE BEDROOMS, and a family bathroom. Externally, the STUNNING and PRIVATE REAR GARDEN offers plenty of space for all the family and backs onto fields and to the front there is ample DRIVEWAY PARKING.

### SETTING THE SCENE

The property is approached via The Street via an initial shared approached owned by the cottage leading to the private shingled front driveway with secure side gate leading to the rear. The frontage

provides ample off-road parking as well as mature hedging and a timber shed. The main access is to the front via a porch entrance.

### THE GRAND TOUR

Entering via the main entrance door into the entrance hallway you will find built-in double storage, under-stairs storage and access to the first floor. To the right you will find the main reception space with defined sitting and dining areas. This room combined is triple aspect overlooking the front, rear and side bringing in plenty of light and also benefits from an open fireplace too. There are then doors leading into the garden room overlooking the rear garden. The kitchen/breakfast room can be found on the opposite side of the hallway with plenty of cupboard space and space for a table. The kitchen offers space for a free-standing oven and fridge freezer and leads to the utility room beyond providing space for the washing machine and tumble dryer as well as housing the oil-fired boiler. Adjoining is a downstairs shower room too completing the ground floor. Leading up to the first floor landing you will find two built-in cupboards and window to the rear overlooking the garden. The first floor offers three double bedrooms, two of which are located to the front, and one has built in cupboards. The main room is found to the rear with far reaching views of the fields beyond and plenty of built in storage. There is also a family bathroom.



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### THE GREAT OUTDOORS

The impressive rear garden is accessed via the garden room or utility room and offers a lot more than expected whilst also backing onto fields to the rear. The initial part of the garden has a paved patio and attractive pond with rockery and mature planting surrounding. There is then a shingled area and large timber garden shed providing useful storage. There are also lawns within the initial section of garden, but the main lawn is found to the rear accessed via a pergola. The bottom section is a hidden extra with plenty of space for all the family as well as shingled and raised planted borders and a summer house. The garden is enclosed with timber fencing and mature hedging.

### OUT & ABOUT

Horham is a popular village location, with a local shop and other facilities at nearby villages Stradbroke, Debenham and Eye which are only a short drive away. The pretty market town of Diss is just over 9 miles away from where a mainline railway link runs to Norwich and London. Diss offers excellent amenities including schools, health facilities, sports facilities, regular bus service and main line railway station to London (Liverpool Street).

### FIND US

Postcode : IP21 5DX

What3Words : ///thrillers.interviewer.preheated

### VIRTUAL TOUR

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

### AGENTS NOTE

Replacement uPVC double glazed windows, new doors, soffits, fascias, guttering and roofline were completed by the current owners in 2019.

**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:



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**GIRAFFE 360**

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

(1) Excluding balconies and terraces

Reduced bedroom 1.67 ft<sup>2</sup> 0.16 m<sup>2</sup>

Approximate total area (1) 1315.81 ft<sup>2</sup> 122.24 m<sup>2</sup>

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