

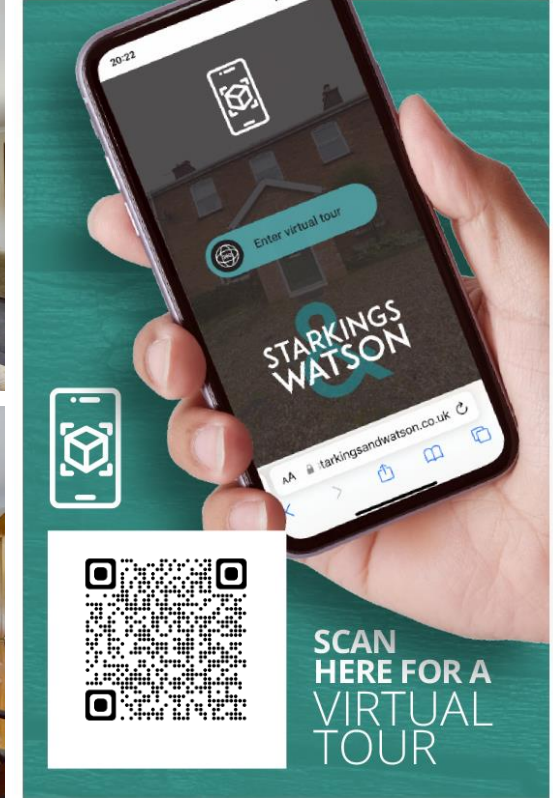
FAIRWAYS, THE COMMON

# Stuston, Diss IP21 4AB

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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- Detached Family Home
- 1700 Sq. ft Of Accommodation (stms)
- Sought After Village Location
- Close Proximity to Diss
- Three Reception Rooms
- Four Double Bedrooms
- Three Bathrooms & Cloakroom
- Private Gardens & Double Garage

### IN SUMMARY

This SUBSTANTIAL DETACHED FAMILY HOME situated within an IDYLIC VILLAGE LOCATION on the GREEN offers PLENTY OF SPACE FOR ALL THE FAMILY extending to approximately 1700 Sq. ft (stms), with ample private gardens, DRIVEWAY PARKING and DOUBLE GARAGE to the rear. Internally, you will find a family friendly layout with welcoming entrance hallway, cloakroom and study. There is a generous sitting room with fireplace and door onto the garden as well as a separate dining room and store/sun room. Completing the ground floor is the kitchen/breakfast room. The first floor offers FOUR DOUBLE BEDROOMS, TWO EN-SUITES and a family bathroom. The property is connected to mains drainage and has oil fired central heating.

### SETTING THE SCENE

The property is approached from the green onto the small cul-de-sac of Fairways. Leading round to the rear of the property is the off road parking for two/three cars and the double garage. To the front there are front lawned gardens and paved pathway leading to the main covered entrance door.

### THE GRAND TOUR

Entering via the main front door into the welcoming entrance hallway you will find access to the first floor landing, under-stairs storage and cloakroom with W.C. The impressive sitting room is located to the left with windows overlooking the front, an open fireplace and doors opening onto the rear garden. There is a useful study room located to the rear and then a separate dining room accessed from the hallway, and the kitchen. The dining room also gives access to a store/sun room to the rear. The kitchen has had some modernisation carried out with new work surfaces and tiling, whilst benefiting from a breakfast bar and space for all white goods with a door leading onto the rear garden. Leading up to the first floor landing you will find four bedrooms and a family bathroom accessed from the landing space as well as loft hatch access. The two double bedrooms at either end of the landing benefit from en-suite shower rooms and one has ample built-in storage. There are then two further bedrooms overlooking the rear garden and the family bathroom. The property benefits from a recently installed oil fired central heating and uPVC double glazing in the main living space.

### THE GREAT OUTDOORS

The rear garden is generous in size and private comprising mainly of expansive lawns with various mature planting and shrubs. There is also a paved patio area as well as raised deck leading from the sitting room providing the perfect spot for outside dining. From the garden there is rear access to the detached garage and gated access to the parking



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area. The garage has two up and over doors to the front, power and light and storage above.

#### OUT & ABOUT

Stuston is a pretty village conveniently situated on the Norfolk/Suffolk border and has easy access to the A140 linking to the regional centres of Ipswich, Bury St Edmunds and Norwich. The local towns of Eye and Diss provide an excellent range of local amenities including doctors' and dentist surgeries as well as local shops and supermarkets. The local school of Mellis has an outstanding Ofsted report and feeds into Hartismere High School. Diss has a mainline railway station with regular service to London Liverpool Street in a journey time of approximately 90 minutes.

#### FIND US

Postcode : IP21 4AB

What3Words : ///topics.twin.extreme

#### VIRTUAL TOUR

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

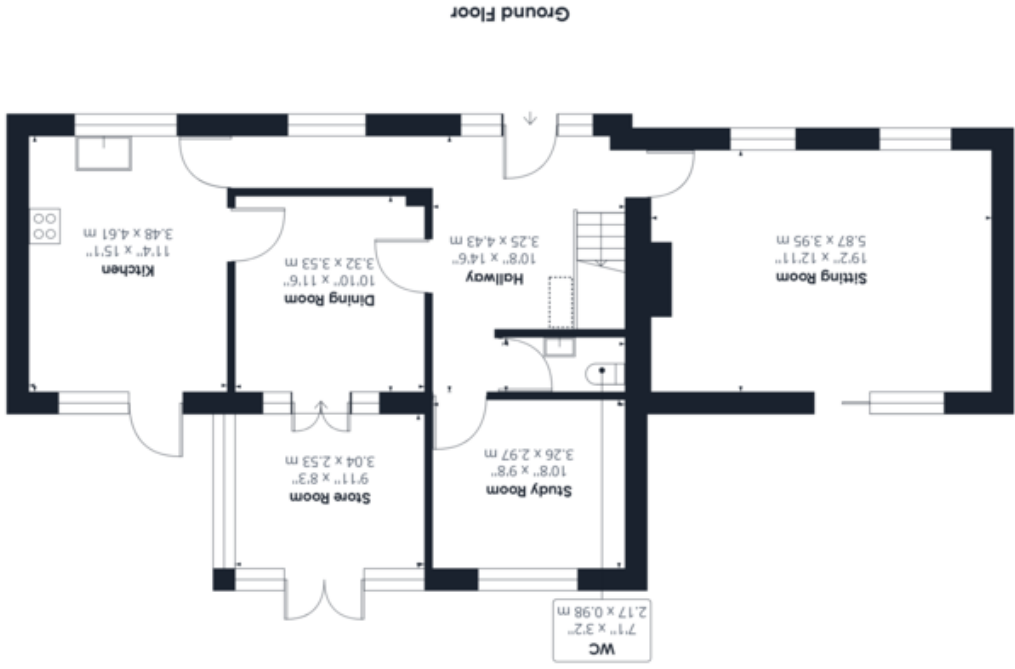
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Price:



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Approximate total area<sup>(1)</sup>  
1760.00 ft<sup>2</sup>  
163.51 m<sup>2</sup>

Reduced headroom  
21.94 ft<sup>2</sup>  
2.04 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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.