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Foxgloves,
Church Road, Flixton.

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MUSKER
McINTYRE
ESTATE AGENTS

Bungay - 3.6 miles
Harleston - 4.9 miles
Norwich - 18.1 miles
Southwold - 18.9 miles

Superbly situated and presented to an exceptional standard we are delighted to offer this modern detached Three Double Bedroom family home in the popular village of Flixton. The property has undergone an extensive refurbishment and extension by the current owner, now offering three, generous, bright living spaces, an exceptional kitchen and three double bedrooms along with superb bathroom and utility areas. Outside the generous plot boasts a garage, ample parking and frontage whilst at the rear the most delightful garden set against a woodland backdrop. Offered with no onward chain this is a must view.



Property

Stepping through the storm porch we enter Foxgloves via the front door and are welcomed by the generous entrance hall where the feeling of space and light that flow throughout the home are instantly apparent. Doors open to all of the main ground floor rooms and eye is drawn to the kitchen which flows open plan to the dining room. Timber effect flooring is found underfoot which flows into both the sitting room and study. To our left we step into the study where a large window looks to the front aspect and fills the room with natural light, back in the hall we step into the sitting room, situated at the rear of the property this generous room enjoys a view of the patio and stunning rear garden. Adjacent we find the newly fitted kitchen which flows open plan to the dining room, this exceptional space really has become the hub of the home, designed around family living and entertaining alike, the kitchen is fitted with a wide range of wall and base unit set below solid wood worksurfaces whilst a fitted double oven, hob and extractor feature whilst space is made for a fridge and dishwasher, from here we flow open plan to the stunning dining room where a view of the garden is taken from the large picture window looking onto the external space. A stable door opens to the patio. From the kitchen a door opens to the utility room which in-turn leads to the ground floor w/c and an internal door opens to the garage. Climbing the stairs to the first floor we find our family bathroom and separate w/c at the head of the stairs. Fitted to an excellent standard the bathroom offers a white suite comprising a bath with shower over and sink set against attractive tiling. At the opposite end of the landing we find our first two generous double bedrooms, both boasting fitted wardrobes, the larger at the rear looks onto gardens and woodland beyond whilst at the front we find bedroom three a perfect double sized guest room. Completing the accommodation we find our exceptional master bedroom, again enjoying a view of the rear gardens and boasting fitted storage.







Outside

Approaching Foxgloves from Church Road we are welcomed by the extensive brick weave driveway which provides an ample parking and turning area whilst giving access to the single garage. A variety of hard landscaping and flower beds provide contrast and colour to the frontage whilst a path leads to the open front porch before heading inside. Access to both sides of the house lead us to the rear garden. From the dining area a stable door opens to the charming patio which is soaked in sunlight from the south westerly aspect, from here our eyes follow the path which snakes through the first section of garden again dividing a contrasting mix of stocked flower beds bursting with colour and attractive hard landscaped areas. Stepping below an archway the path continues diving an area of lawn from the raised kitchen garden before we arrive at the foot of the space where the stunning woodland backdrop sits behind a large shed, greenhouse and chicken run.

Location

This delightful family home sits within the attractive village of Flixton which has a Public House along with The Norfolk & Suffolk Aviation Museum. Flixton is located between the market towns of Harleston and Bungay. The market town of Harleston provides all schools, nurseries, shops, Post Office, churches, doctor's surgery, dentist, restaurants and pubs. Bungay offers a good range of all the necessary amenities and shops, schools, antique shops, restaurants, The Fisher Theatre (now showing films) and leisure facilities including indoor swimming pool and golf club. The Cathedral City of Norwich is about 40 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 54mins). Diss provides another mainline link to London and is 14 miles distant. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a short distance away.

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

Air Source central heating. Mains drainage.
Mains Electricity & Water.
Energy Rating: TBC

Local Authority:

East Suffolk Council
Tax Band: D
Postcode: NR35 1NU

Tenure

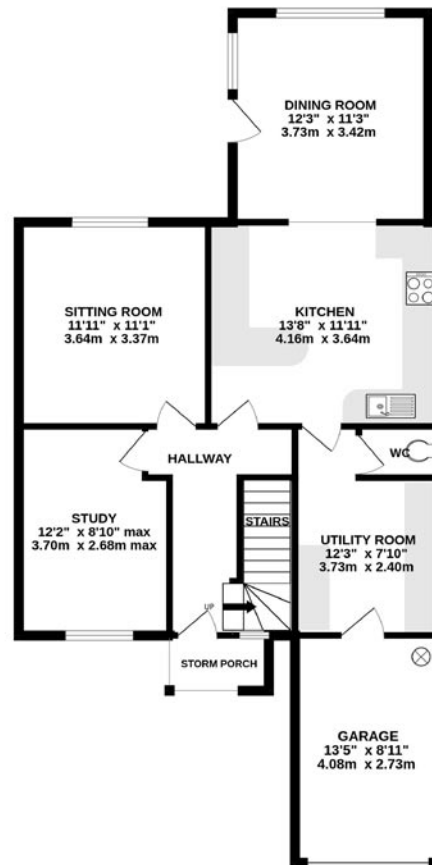
Vacant possession of the freehold will be given upon completion.

Agents' Note

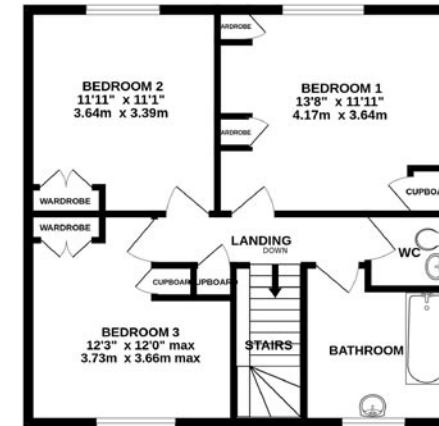
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £435,000

GROUND FLOOR
870 sq.ft. (80.9 sq.m.) approx.



1ST FLOOR
598 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA: 1468 sq.ft. (136.4 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

Offices throughout Norfolk & Suffolk:

Beccles	01502 710180
Diss	01379 644822
Norwich	01603 859343
Harleston	01379 882535
Loddon	01508 521110
Halesworth	01986 888205

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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