

VICARAGE ROAD

Wingfield, Diss IP21 5RB

Freehold | Energy Efficiency Rating : TBC

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FOR SALE PROPERTY



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STARKINGS WATSON

- Detached 1970's Built Home
- Sought After Village Location
- Semi-Rural Position Close to Diss & Harleston
- 1360 Sq Ft Of Accommodation (stms)
- Three Impressive Receptions
- Three Bedrooms
- Generous & Private Plot
- Driveway Parking & Garage

IN SUMMARY

Built in the 1970's, this DETACHED FAMILY HOME located within the SOUGHT AFTER SEMI-RURAL VILLAGE of WINGFIELD close to Fressingfield and Diss offers approximately 1350 SQ FT of accommodation (stms) as well as MATURE & PRIVATE GARDENS. The generous plot offers gardens to front and rear backing onto paddock land, AMPLE DRIVEWAY PARKING and a garage as well as a MOBILE HOME offering the potential of further accommodation. Internally, you will find an entrance hallway with W/C, large KITCHEN/DINING/LIVING ROOM with a woodburner, SEPARATE DINING ROOM and IMPRESSIVE SITTING ROOM opening onto the garden. On the first floor there are THREE DOUBLE BEDROOMS and a FAMILY BATHROOM.

SETTING THE SCENE

The property is approached along a shingle driveway which widens to provide ample car parking in front of the house and a single detached garage with power and light connected. The front gardens are mainly laid to lawn with mature trees. There is access to both

sides of the house into the rear garden one of which is via a secure gate leading to covered side area. The main entrance door is located to the front of the house.

THE GRAND TOUR

Entering via the main entrance door to the front you will find an entrance hall with the W/C. The next room is the open plan reception/kitchen with the reception area offering a brick built fireplace with woodburner. There is access to the first floor landing and the kitchen which offers ample built in storage and cupboards, space for various white goods and a double eye level integrated electric oven as well as a gas hob and breakfast bar seating. There is also various built in storage cupboards as well as side access leading to the covered area to the rear of the garage. The main dining room can be found to the far end of the house with a bright dual aspect to side and front. The impressive sitting room is the final room on the ground floor with double doors onto the rear garden and a brick built fireplace housing a calor gas fired stove. Leading up to the first floor landing you will find the loft access hatch and built in storage. The first bedroom to the left is a comfortable double bedroom with dual aspect. The family bathroom offers a shower and separate bath, then there are two further double bedrooms both with built in wardrobes.



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THE GREAT OUTDOORS

The mature rear garden offers a paved terrace leading off the sitting room and provides a lovely area for 'al fresco' dining in the summer months. The remainder of the garden is mainly laid to lawn with several shrubs and mature trees, a large ornamental pond and benefits from views over paddock land to the rear. In addition there is a useful mobile home set within the garden which could provide additional or rental accommodation or indeed could be used as a home office/hobby room. Leading from the kitchen there is access to the side of the property where you will find the useful covered area to the back of the garage creating a buffer between the outside and the inside.

OUT & ABOUT

The rural village of Wingfield is close to Fressingfield which is a traditional rural village with excellent local facilities including The Swan Public House, the Fox & Goose, a village shop, primary school, nursery, doctors' surgery and a sports club with football, tennis and bowls facilities. A wider range of shopping facilities are available in Harleston and Diss, which also boasts a mainline train station to London Liverpool Street via Ipswich with the journey taking approximately 90 minutes.

FIND US

Postcode : IP21 5RB

What3Words : ///science.defected.umpires

VIRTUAL TOUR

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

AGENTS NOTE

Buyers are advised the property has private drainage via a septic tank.

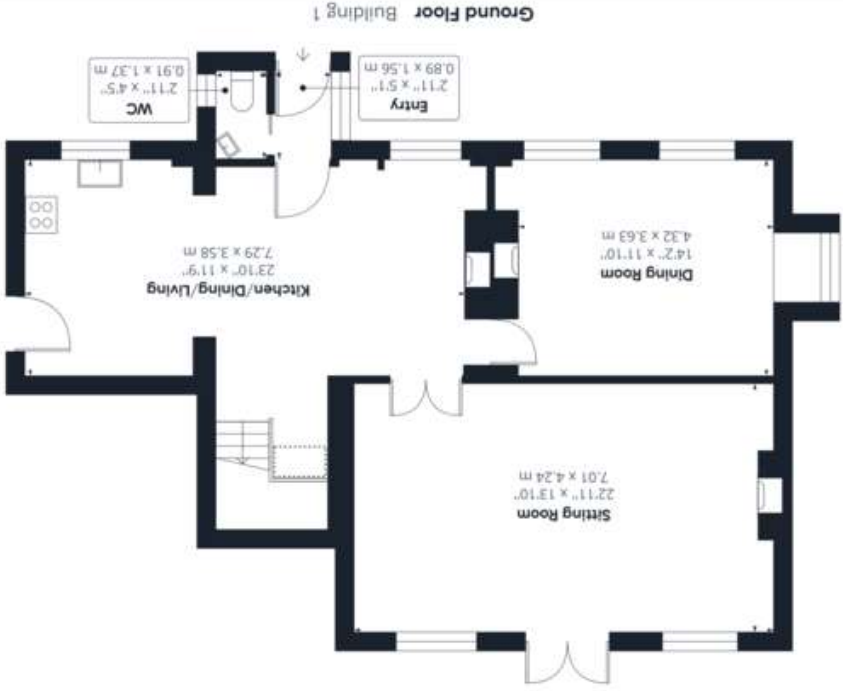
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Price:



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Approximate total area (m²)
1363.20 ft²
126.65 m²

Reduced headroom
4.81 ft²
0.45 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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.