

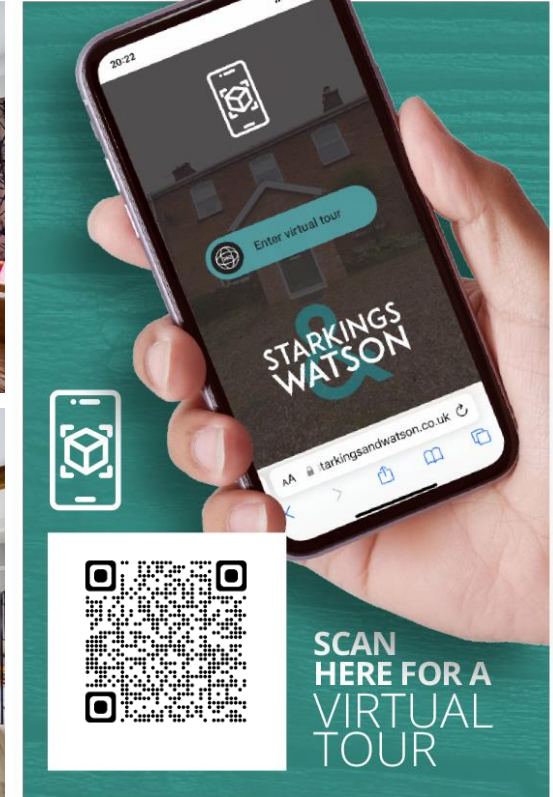
BURY ROAD

Stuston, Diss IP21 4AJ

Freehold | Energy Efficiency Rating : E

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STARKINGS
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- Detached Chalet Style Bungalow
- Extended & Generous Internal Accommodation
- Impressive Plot Approaching 1 Acre (Stms)
- Range Of Outbuildings Including Annexe
- Three / Four Bedrooms
- Re-fitted Kitchen/Dining Room & Sitting Room
- Further Development Opportunity
- Easy Access For Town & Train Station

IN SUMMARY

Located just outside of DISS within the village of Stuston you will find this IMPRESSIVE DETACHED DWELLING spanning almost 1500 SQ FT (internally) with further scope for development with the addition of an INTEGRAL ANNEXE. The property sits centrally within a GENEROUS PLOT of approximately 1 ACRE (stms) and offers a range of outbuildings including a DOUBLE CART LODGE, detached garage and DETACHED ANNEXE/OFFICE. Internally, the property has been renovated excluding the first floor which offers scope for further bedroom space. On the ground floor you will find an IMPRESSIVE KITCHEN/DINING ROOM, utility room, sitting room with FIREPLACE, TWO DOUBLE BEDROOMS and a FAMILY BATHROOM. In addition there is the integral annexe that offers a sitting room, double bedroom and bathroom. The property offers a huge array of possibilities for both residential and commercial uses due to the plot and outbuildings on site.

SETTING THE SCENE

The property is approached via a shared access way from the Bury Road through a set of double gates into the properties boundary. There is an extensive hard standing roadway providing ample off-road parking for storage of vehicles if required as well as a timber-built garage. This

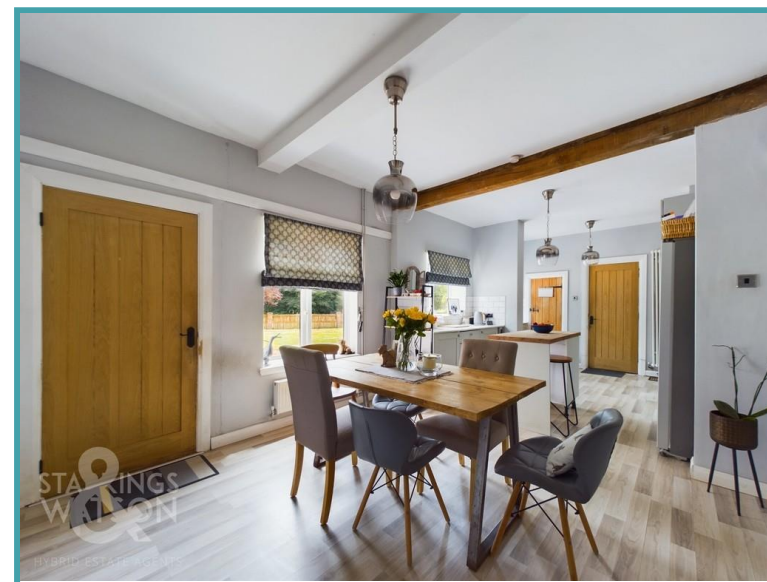
then opens onto the shingled driveway via another set of gates leading to the property as well as the detached double timber-built car port. The front garden also has extensive lawns and access to the detached timber clad annexe.

THE GRAND TOUR

Entering the main property via the main entrance door to the front you will find a porch entrance leading to the kitchen/dining room which has been renovated and offers a modern and neutral space with breakfast bar, ample storage cupboards and space for various white goods including a free-standing range style oven. The main sitting room can be found to the rear of the property with parquet flooring and a woodburning stove. Leading from the kitchen you will find an inner hallway with access to the first-floor eaves and a further storage cupboard. To the front leading from the hallway you will find a double bedroom and a further double bedroom to the rear. There is also a family bathroom with separate shower and bath. To the other side of the kitchen you will find the utility space which leads to the integral annexe. The utility could also be used a kitchen for the annexe if required as it provides access to the front driveway and access to the rear garden and leads directly into the sitting room of the annexe. The sitting room provides double door access to the rear garden and leads to the double bedroom at the front and a bathroom. The external annexe which is timber clad is currently used mainly as an office but offers a kitchenette, sitting room, two bedrooms and bathroom and could be a very useful space for additional family members.

THE GREAT OUTDOORS

The property sits relatively centrally within the plot and to



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the rear is the private lawned garden. Within the garden you will find a decked covered terrace, paved patio and outdoor bar. Form the rear garden there is gated access to the front and side leading to the font of the plot. The garden is fully enclosed with timber fencing.

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 which is approximately 5 minutes from the property itself.

FIND US

Postcode : IP21 4AJ

What3Words : ///sector.servicing.glorified

VIRTUAL TOUR

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

AGENTS NOTE

Buyers are advised that the initial approach is shared with the neighbouring new build houses. The property benefits from Oil fired central heating and Septic tank private drainage. The property is currently connected to a bore hole for water supply but is due to be connected the mains supply in the coming weeks.

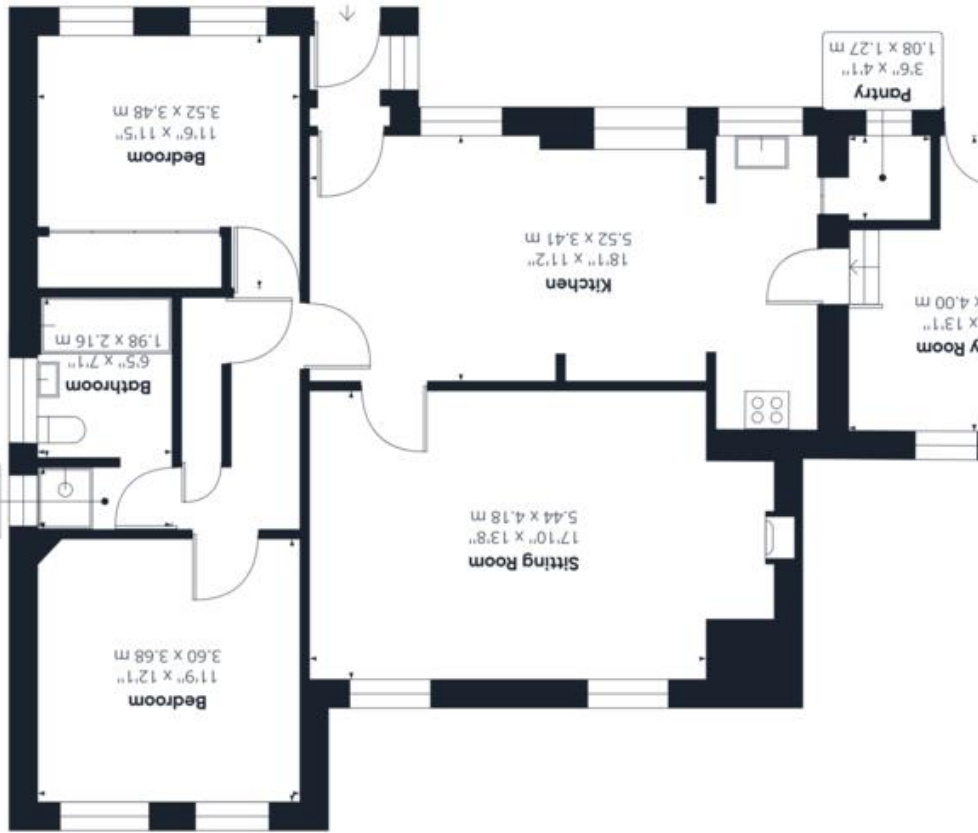
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Price:



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Building 1

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

Approximate total area (1)
 1426.42 ft²
 132.52 m²