

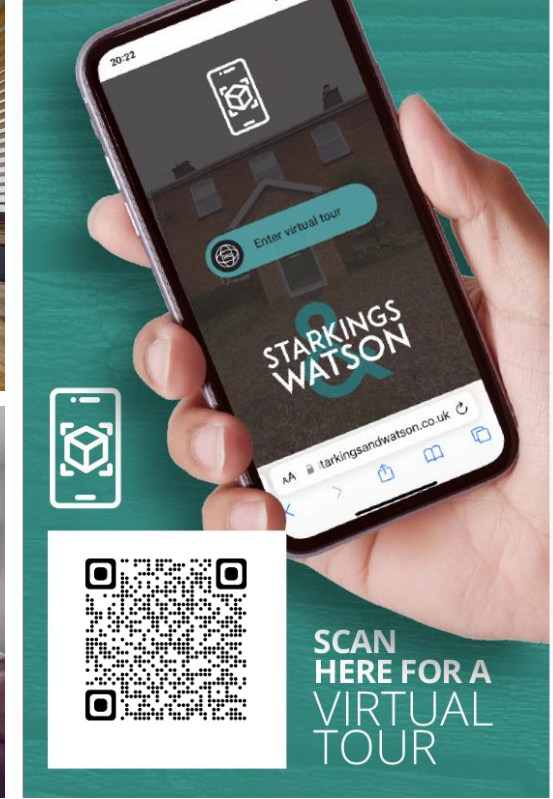
MANOR PARK

Horham, Eye IP21 5EE

Freehold | Energy Efficiency Rating : A

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PROPERTY



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- Substantial Semi-Detached Home
- Plot Spanning Approx. 0.15 Acres (stms)
- 39' Entertaining Space to Rear
- Open Kitchen/Snug/Dining Room
- Ground Floor Bathroom with Four Piece
- Four Bedrooms & Home Office
- Landscaped Gardens & BBQ Hut
- Parking and Garage with Electric Door

IN SUMMARY

Boasting a PLOT SPANNING 0.15 ACRES (stms), with a SUBSTANTIAL 1400+ Sq. ft (stms) FOOTPRINT inside, and with OUTSIDE SPACES CREATED under cover - an ENTERTAINERS PARADISE. The accommodation features a porch entrance, SITTING ROOM, kitchen/dining room WITH ISLAND and SNUG space, family room/study and a FOUR PIECE BATHROOM suite - all to the ground floor. Upstairs, FOUR BEDROOMS lead from the landing and a SHOWER ROOM. The rear garden is home to a 39' covered space with COMPOSITE DECKING underfoot, power and lighting, finished with an Arctic Barbecue Hut. At the end of the gardens, there is an OUTBUILDING which is large enough to be used as a HOME OFFICE and with plenty of STORAGE AVAILABLE.

SETTING THE SCENE

As you turn onto the lay-by which leads to this family home, there is a five bar gate and fencing running along the frontage. Beyond the gate, a shingle driveway provides off road parking for a number of vehicles and access to the garage with electric roller door. To front, a sandstone patio has been laid with a block paved finish and a step leading to the front door.

THE GRAND TOUR

Passing the uPVC obscure double glazed entrance door into the entrance porch, recessed matting with built-in shelving can be found to either side and rails for coats/shoes. The door and single step lead to the sitting room which has travertine tile flooring, stairs to the first floor landing with built-in under-stairs office space and a window facing to front. Leading off is the dining room/snug, with further travertine flooring and bay window with built-in bench seating. Open plan to the kitchen, you find a built-in dishwasher and central island with space for a Rangemaster style electric oven and extractor fan above. A built-in larder cabinet offers storage, with an inset anthracite sink, and bi-folding folding doors to the rear garden. There is an opening to the rear hall providing access to the five piece family bathroom which includes a corner bath with separate shower, hand wash basin and a low-level WC with hidden cistern finished - completed with travertine tiles. The family room/study has been a fantastic addition, creating a multi-purpose room with various storage units and a sink, along with space for laundry appliances. French doors lead to the rear garden and a further set of bi-folding doors to the courtyard. Upstairs to the left-hand side, there is a double bedroom with a range of built-in furniture and a window facing to front. The next bedroom is also a double with a built-in wardrobe, then the shower room can be found. The third bedroom has a window facing to rear overlooking the garden and recessed spotlights, with the fourth bedroom adjacent.

THE GREAT OUTDOORS

Entering the rear garden from either set of the bi-fold indoors, there is a generous patio area providing plenty of space to entertain to the left hand side. There is the oil fired central heating boiler and an area of covered parking with an electric roller door front. As you continue along the patio, there is low-level brickwork, flower bedding, lawn and along



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the right-hand boundary a substantial covered seating area creating the perfect entertainment space which has been outfitted with bespoke cabinetry, power, lighting and is currently home to a hot tub. Base level cabinets with space provided for a gas barbecue is located at the end of the covered seating area, with an Arctic Barbecue Hut with bench seating, a fire pit, windows to side finished with a pitched roof and a chimney running along the middle of the room. The generous lawn runs up the rest of the garden has steps leading to a second patio, play area with swing and treehouse, and a substantial outbuilding formally used as a workshop and office benefiting from built-in storage to one side. Beyond this building, there is further storage and single pathway leading to a field at the rear.

OUT & ABOUT

Horham is a village half way between Eye and Stradbroke which is a traditional rural village with excellent local facilities including public houses, bakery, butchers, post office, library, leisure centre and swimming pool, primary and secondary school, doctor's surgery and other local amenities. A wider range of shopping facilities are available in Harleston, approximately six miles away 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 5EE

What3Words : ///tiny.headers.tabs

VIRTUAL TOUR

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

AGENTS NOTE

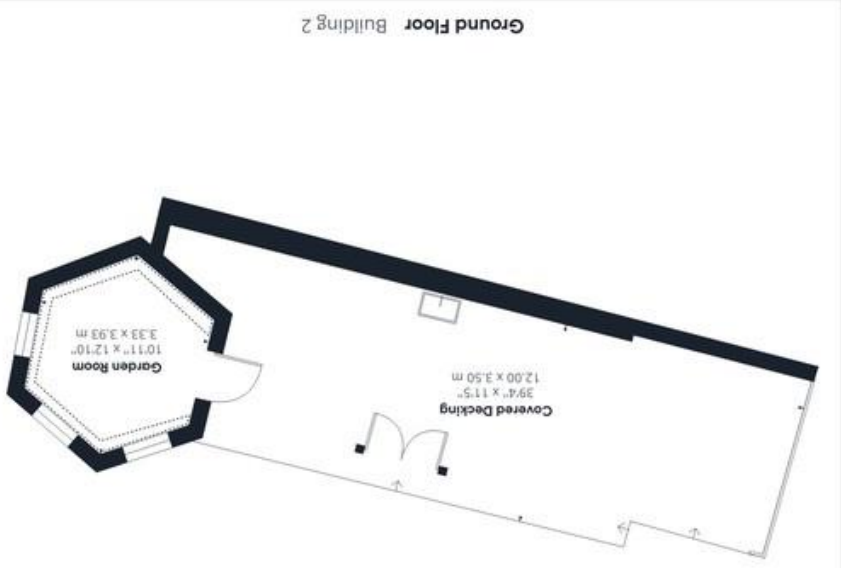
The property is fitted with solar panels which produce electricity and a feed in tariff. Potential buyers should note seven properties are currently being built on the fields opposite this property. These are set back from the road and there is minimal impact.

Price:



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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 headroom (below 1.5m/4.92ft)

Approximate total area (m²)

1421.33 ft²
 132.05 m²

Reduced headroom

25.18 ft²
 2.34 m²