



'MODERN HOME IN POPULAR VILLAGE'  
Redgrave, Suffolk | IP22 1RW

# WELCOME



This stylish home, with its village-centre location overlooking the green, will accommodate all the needs of a modern family with space to spare. With five bedrooms, three bathrooms and lots of living space, all recently finished to a very high standard, there'll be room for everyone and everything – working from home, entertaining or simple everyday chilled-out family life.







- A beautiful five-bedroom family home.
- Located in the heart of the beautiful village of Redgrave
- Capacious open plan downstairs living space
- A short drive from the train links and amenities of Diss
- Parking for multiple cars
- No Chain
- The large extension has huge bifold doors and Velux windows bringing in huge amounts of light.
- Excellent links to the A143.
- Close to local amenities, including the local community owned pub and shop
- A short walk from the stunning local countryside

What was, not long ago, a 1970s brick house has recently undergone an in-depth makeover to its huge advantage. So great is the transformation, with new smooth white elevations and wide lateral dimensions, you'd be forgiven for thinking you're looking at a beautiful Streamline Moderne home from the 1930s.

Inside it's the same story - white, airy, minimalist spaces with a sense of cool calm and space to breathe out. Entry from the porch is to either the family room to the left, or the kitchen to the right, both of which are connected by another opening further into the house permitting a pleasing circular flow. At over 300 square feet, the family room is generous already, but modern touches like the beautiful wood floor and the sleek minimalist slate fireplace add considerably to its visual dimensions. Of particular note is the glass brick wall between this room and the extension behind - a brilliant touch which allows light to travel to the interior of the house from the west-facing garden behind. There is also a unique log store - built-in, utterly modern and clean, and infinitely better than your usual dusty basket or rack.

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



















The large square kitchen has been created from two smaller rooms and now provides ample room for people to mill about, especially at the sit-up central island. Indeed, the owner confirms it's a favourite spot for guests to gather. The wide range cooker with gas hob is sure to be a favourite with any keen amateur cook. A splendid set of floor-to-ceiling open shelves, beautiful cabinetry in brilliant white, offers abundant, practical, easy-reach storage as well as looking smart.

The magnificent addition behind is bound to seal the deal – a stunning living-dining room lit by six bi-fold doors and three big skylights overhead. A wide opening connects this room to the family room at the front of the house. Currently this room houses a 12-seater dining table and a large seating area without the merest suggestion of crowding – such are the dimensions of this voluminous space. And with the long run of glass doors leading directly to the west-facing garden, it's a dream for anyone who loves to entertain.

A double bedroom with an en-suite shower room is also on the ground floor, presenting a single-storey living opportunity if needed. There is also a separate WC downstairs.

An enclosed central staircase rises to the sleeping quarters. Here are four further double bedrooms, bright and sunny, three with space-enhancing wood floors, and the largest with a full-height balcony-style window looking to the garden below.

Neither of the two well-appointed bathrooms up here is en-suite to any particular bedroom which, when you consider it, is a very practical idea and bound to result in fewer morning bathroom crushes when you have a full house.

The west-facing garden has been well landscaped to produce a user-friendly area which is also low-maintenance. A large gravel area – perfect for pots – leads to a deck further up the garden, a lovely spot to catch the last evening rays.

The private (and dog-proof) rear garden is screened behind secure double gates, in front of which is plenty of off-street parking.

Redgrave is a sought-after delight of a village with a 17th century community pub overlooking the green. Despite the pastoral perfection on offer here, you can be on the London to Norwich mainline rail link within 15 minutes. Historic Bury St Edmunds is within a half hour by car and Norwich not much more. If you don't want to venture far, a village shop offers most things.





# STEP OUTSIDE

Local attractions are Star Wing Brewery in the village and just a couple of miles away the largest valley fen in England with bitterns, marsh harriers, Polish Tarpan ponies and the elusive fen raft spider.

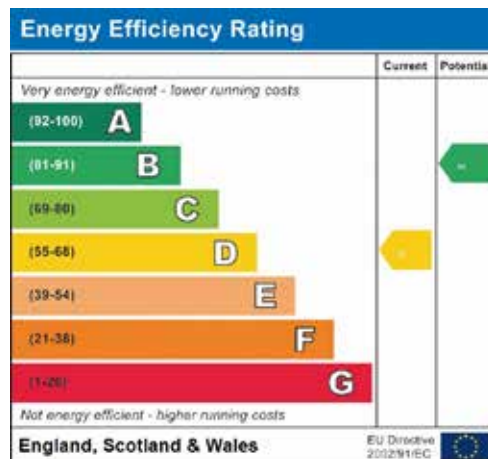
Agents Notes

Tenure: Freehold

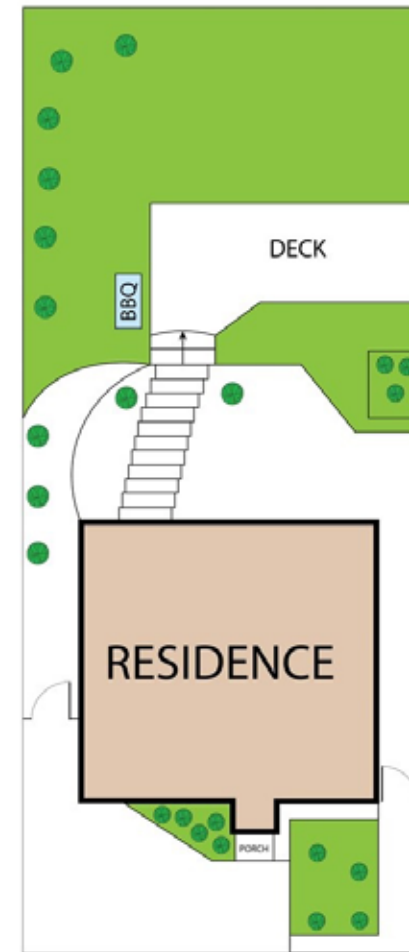
Local Authority: Mid Suffolk District Council – Band -check with vendor

Services: Mains Water, Electricity and Drainage, Oil Fired Central Heating.

Directions: From Diss head west along the A1066 towards Thetford. In South Lopham you take a sharp left on to the B1113 (just before the white horse pub). Follow this road all the way to Redgrave village. When you see the pub on your left (The Crosskeys) take the left on to the Church way. The house is just on your left.



What 3 Words Location: Every 3-metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property - spouting, stolen.stop



**The Street, Redgrave IP221RW**

TOTAL APPROX. FLOOR AREA 2,230 SQ.FT-207 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

FIRST FLOOR : 1,323 SQ.FT-122SQ.M  
SECOND FLOOR : 907 SQ.FT-84 SQ.M  
TOTAL AREA : 2,230 SQ.FT-207 SQ.M



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06777456 Registered Office: Norfolk Country Properties Ltd, Blyth House, Rendham Road, Saxmundham, Suffolk, IP17 1WA



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