



EH

EXQUISITE  
HOME



## BY THE WINDING RIVER

The county border between Norfolk and Suffolk is partly formed by the meandering River Waveney and the marshland, fenland, vibrant scenery and plentiful wildlife to which the river plays host is a beautiful and iconic part of North Suffolk. To the south of the Waveney, around five miles west of the bustling market town of Diss is the active village of Redgrave. Both the Waveney and the Little Ouse rise here and it is a particularly pretty community with many listed and thatched properties.

As with many traditional English villages, Redgrave has a green at its heart with an ancient oak tree and a pond much used by local wildlife. There is a pub and community shop, a children's playground and a number of sports and social activities based at the Amenities Centre. The magnificent Grade I listed parish church, St Mary's, is in the care of the Churches Conservation Trust who use it as a venue for lectures, concerts, performances and plays for the benefit of the whole community. To the north of Redgrave is the beautiful Redgrave and Lopham Fen, a reminder of the proximity of Norfolk, just over the river. The A143 is just south of the village, linking it with Beccles and Great Yarmouth to the east and Diss in the west. Trains run on the Great Eastern Main Line from Diss with services going north to Norwich and south to London Bridge, making this beautiful and relatively remote village extremely viable for those who need to commute to work.







### *Perfectly Placed...*

On the quiet road running out of the village and with lovely views of the Rivers Waveney and Little Ouse is this smart detached one storey home on a generous plot of 3.16 acres. Built in the early part of the nineteen fifties, it was bought by the present owner in 2004. The peace and tranquillity of the location just outside the village immediately attracted him to it and since moving in, he has improved the property considerably. A new roof has been put on, new doors and windows installed, the bungalow has been replumbed and rewired and new bathrooms and a kitchen have been put in. There is plenty of off street parking at the front and side of the house. A small porch with the front door leads into the entrance hall from which radiate all the reception rooms and bedrooms. To the left is a large dual aspect bedroom, wooden floored as all the bedrooms are. Next door is the smart cloakroom and next door to that is a single bedroom which could easily be converted into a home office, study, playroom or hobby room. To the right of the hallway are two more generous double bedrooms providing plenty of versatile accommodation for any family configuration. The elegant and sleek four piece family bathroom has a bath with shower over, a walk in shower and a chrome towel heater.

Opposite the family bathroom is the smart, light filled dining room with its feature wall in gold and cream figured wallpaper. There is more than enough room in here for everyday family meals, informal social occasions and Christmas dinners. The magnificent triple aspect wooden floored sitting room is the perfect family space. With wonderful views out over the garden and surrounding countryside, it has a wood burner as its focal point with the chimneybreast papered in feature wallpaper and a pair of double doors to the garden on each side. This is a large enough room to accommodate parties, informal and formal social gatherings and everything a family might need.

At the back of the house is the simply stunning kitchen with its high gloss azure cabinets, engineered quartz worktops, two double integrated electric ovens, induction hob, integrated coffee machine, microwave and extractor hood by Miele, integrated Blomberg dishwasher and integrated AEG fridge, plus breakfast bar and plenty of preparation and storage space. This is a particularly well planned and designed space, ideal for the keen cook and for those who enjoy socialising. Next door is the generous utility room with ceramic sink and plumbing for a washing machine and tumble dryer. Both the sitting room and the kitchen benefit from opening out on to the decked raised terrace fenced in with clear glass panels. This provides an extra space in fine weather and would be the perfect place to enjoy some al fresco dining or a glass of wine at the end of the day.



*A Stunning Contemporary Space*





*“With wonderful views out over the garden and surrounding countryside, it has a wood burner as its focal point...”*







# LOCATION

The rear garden is large and mainly laid to lawn with mature trees encircling it. There is more than enough room to put in a vegetable patch, fruit cage and flower beds and to plant up perennials and flower beds. There is a stable block with five stables, currently used for storage. However, these could easily be returned to their former use and with the large paddock be turned into an equine business. There is a newly built, separate gated drive which gives access from the road to the paddock, making this a very real possibility and giving the opportunity of an extra income stream. There is also a large double garage which is ideal for storage, but equally could be converted into a home gym, workshop or home office.

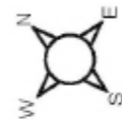


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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71   C
55-68	D		
39-54	E	53   E	
21-38	F		
1-20	G		



Approximate Gross Internal Area  
Main House = 1564 Sq Ft/145 Sq M  
Garage = 373 Sq Ft/35 Sq M  
Stables = 594 Sq Ft/55 Sq M  
Terrace external area = 584 Sq Ft/54 Sq M  
Total = 2531 Sq Ft/235 Sq M



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The position & size of doors, windows, appliances and other features are approximate only.  
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