



The Spinney, North End Wood, Hinton Road
Darsham, Suffolk, IP17 3QS



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The Spinney is a very well presented & spacious detached property, having been built and extended to a very high specification. Set within a 3/4 acre plot (stms) in a small rural close with field views to the rear.

Accommodation comprises:

- Entrance Hall & Cloakroom
- Two Generous Reception Rooms
- Contemporary Glass Room with Bi-fold Doors
- Very Spacious & Extremely Well-Fitted Kitchen/Breakfast Room with Granite Worktops
- Utility Room and Dining Room
- 4 Bedrooms, Master with En-suite & Wardrobe Area
- Spacious Bathroom
- Oak and Walnut Flooring
- Oil Central Heating & Under Floor Heating in the Music Room, En-suite & Bathroom
- Double Cart Lodge & Summerhouse
- Gardens of Approx, 3/4 acre
- Excellent views to the rear over Countryside



The Property

The front door takes you into a hallway with walnut flooring which is fitted throughout the kitchen/breakfast room & dining room. There is also a cloakroom. The stylish kitchen with its central island is very well fitted with a good range of cupboards, all with granite worktops and a range style electric cooker with gas burners and an integrated dishwasher. This generous room has plenty of room for a table and chairs near French doors which open into the contemporary 'Glass Room'. Built by Solarlux this room gives the feeling of sitting outside, the walls can be folded back if you wish to leave a covered verandah. Leading off the kitchen is a useful pantry, a separate dining or study and a utility room to the rear where the oil fired central heating boiler is sited. There is a spacious sitting room with a polished Portland stone fireplace housing a wood burning stove and bi-fold doors to the rear garden. A door leads to a further generous room which the owners use as a music room, built in 2015 with limed oak flooring with under floor heating, bi-fold doors and deep glazed floor to ceiling window overlooking the rear garden. On the first floor there are three double bedrooms and a twin room, two of which are a very generous size, the master has an en-suite bathroom and a separate wardrobe area. The other recent addition above the music room is also a wonderful bedroom with a vaulted ceiling and deep windows. The large well appointed bathroom is fitted with a double ended bath, large walk-in shower, w.c. and hand basin. This wonderful property is extremely spacious and very well presented.



Gardens and Grounds

The Spinney is situated in small rural close on the edge of the village of Darsham. The front open plan garden is lawned with a five bar gate giving access to a large paved driveway to the side allowing parking for many vehicles and leading to a double cart-lodge. The overall plot amounts to just under 3/4 acre and abuts open countryside to the rear. The rear garden consists of mainly lawns, edged with mature trees and shrubs. There is a small wooded area (Spinney) to one side and a large timber summerhouse.

Location

The property is just four miles from the unspoilt heritage coastline of Suffolk with the glorious beaches of Walberwick and Dunwich. Darsham also has a popular public house, The Fox Inn and a train station, which is under a mile away. Close-by is the well known 'Two Magpies' Cookery School/Cafe and Bakery. The market towns of Halesworth and Saxmundham are close-by and provide many independent shops, schools, public houses, cafés, restaurants, GP surgeries, vets, train stations and supermarkets.



Fixtures & Fittings

Some fixtures and fittings can be included in the sale, some may be available in addition, subject to separate negotiation.

Services

Oil fire central heating and under floor heating. Mains water and electricity connected. Private drainage via a sewerage treatment plant.

EPC Rating: B

Local Authority

East Suffolk District Council

Tax Band: E

Agents Note

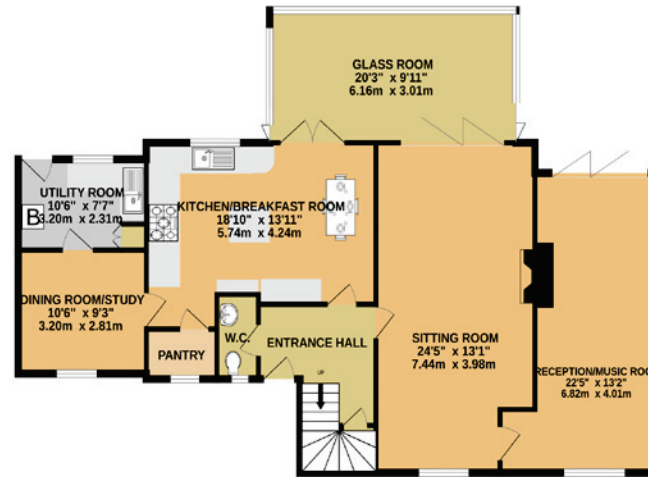
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

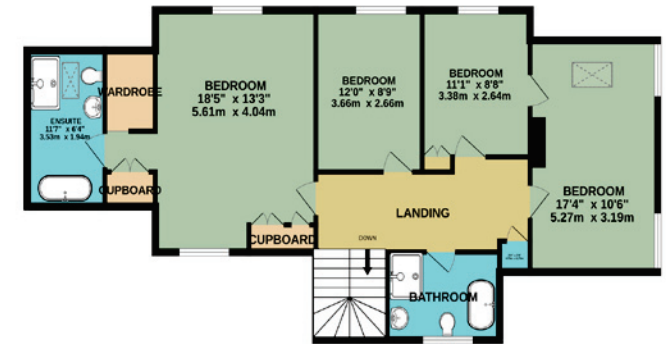
Vacant possession of the freehold will be given on completion.

Guide Price £775,000

GROUND FLOOR
1286 sq.ft. (119.4 sq.m.) approx.



1ST FLOOR
958 sq.ft. (89.0 sq.m.) approx.



TOTAL FLOOR AREA : 2243 sq.ft. (208.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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