



5 Millfields,
Darsham, Suffolk, IP17 3QJ



**MUSKER
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ESTATE AGENTS



A spacious modern detached four bedroom family home situated on a small select development over looking farmland to the rear in this popular Village. Located some four miles from the Heritage Coastline.

Accommodation comprises:

- Entrance Hall & Cloakroom
- Generous Sitting Room
- Oak Flooring and Ceramic Tiles Throughout the Ground Floor
- Very Spacious & Well-Fitted Kitchen/ Dining Room
- Utility Room and Study
- 4 Bedrooms, Master with En-suite & Wardrobe Area
- Family Bathroom
- Oil Central Heating & PV Solar Panels
- Double Glazing
- Double Garage
- Lawned Gardens
- Excellent views to the rear over Countryside



The Property

This elegant and spacious modern detached house, built in a traditional Georgian style is situated on a small select development over looking open countryside to the rear in this popular East Suffolk Village. The well planned accommodation features double glazing, oil fired central heating and 6KW PV solar panels with battery storage as well as well proportioned rooms over looking the gardens and countryside beyond. Set back from the road behind a lawn garden with hedging. The driveway provides off road parking and access to a detached double garage. The hallway leads to the study to the front and a cloakroom. There is a well fitted wonderful kitchen/dining room overlooking the rear garden and a utility room. The double aspect sitting room has an imposing brick fireplace with wood burning stove and French doors leading to the rear garden. To the first floor are the four generously proportioned bedrooms complete with countryside views and fitted wardrobes. The master bedroom also has a good range of wardrobes and an en-suite. The family bathroom is fitted with a bath and a separate shower.



Gardens and Grounds

The property stands on a generous plot with a wide lawned garden. Leading from the French doors is the paved patio and stepping stones which leads to a further patio area. To the rear of the garage is a children's play area. The rear boundary of the property abuts fields with far reaching views.

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 solar panels.
Mains water, electricity and sewerage connected.

EPC Rating: B

Local Authority

East Suffolk District Council

Tax Band: E

Agents Note

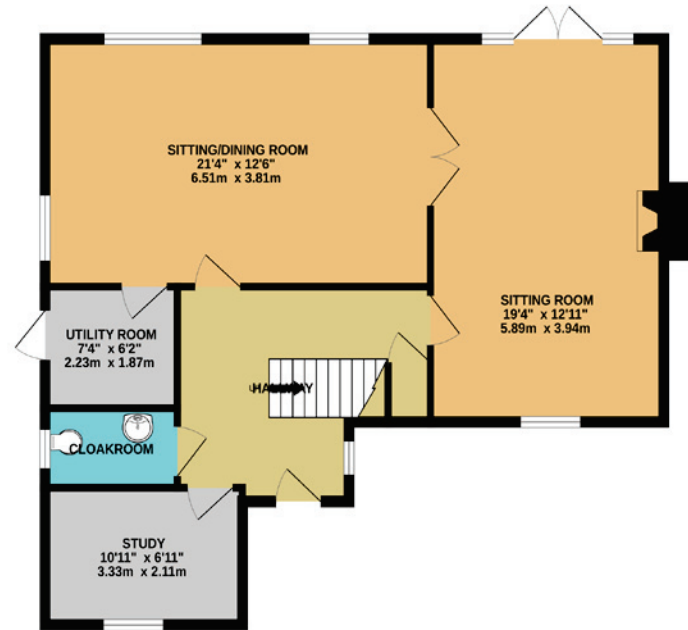
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

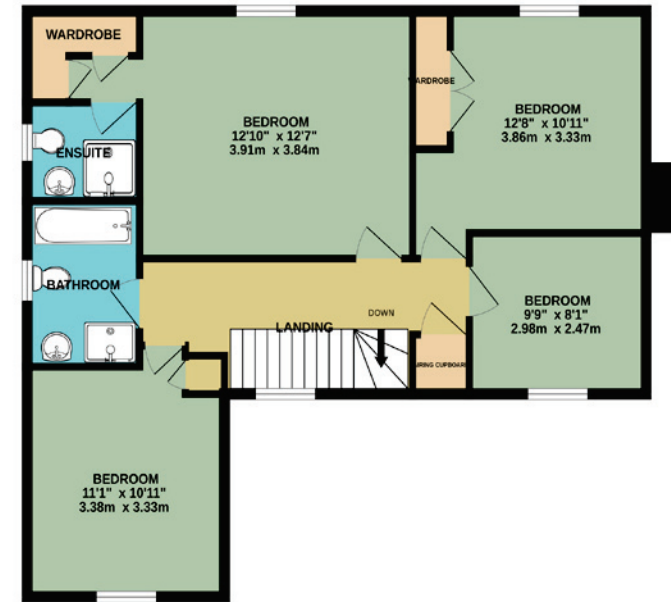
Vacant possession of the freehold will be given on completion.

Offers Over £625,000

GROUND FLOOR
795 sq.ft. (73.8 sq.m.) approx.



1ST FLOOR
775 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA: 1569 sq.ft. (145.8 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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To arrange a viewing, please call 01986 888205

www.muskermcintyre.co.uk

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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