



The Street, Wissett, Halesworth, IP19 0JE

O.I.E.O £750,000 Freehold

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The Street, Wissett, Halesworth, IP19 0JE

We are delighted to be offering for sale this beautiful, individually designed, 4 bedroomed home, comprising main residence and annexe accommodation, suitable for multi-generational living or potential holiday let. The main residence comprises: Spacious entrance hall, bespoke fitted kitchen/dining area, great sized lounge with log burner, two of the double bedrooms, en-suite to the master, family bathroom, utility, access down to large studio/gym and double integral garage. The annexe includes: Entrance hall, two double bedrooms, kitchen, bathroom, cloakroom and I-shaped dining area and sitting room with wonderful views over the rear gardens, offering diverse areas of interest including raised bed, spacious lawns and woodland area, set within approx. two acres of land.

LOCATION

Wissett is a small rural village on the outskirts of Halesworth with Beccles & Bungay within a 10 mile drive. Halesworth has everything you need for local shopping with it's variety of shops, doctors, dentists, opticians, restaurants, The Cut Arts Centre offering music theatre dance and comedy. Halesworth also benefits from main line rail connections to London Liverpool Street. Southwold is just over 10 miles away located on the Suffolk Heritage Coast a must place to visit whilst in this beautiful part of Suffolk.

ENTRANCE HALL

Steps up to double glazed window and door into spacious entrance hall, with coats cupboard, Amtico flooring, radiator and part glazed door to sitting room. The entrance hall opens into the kitchen dining area.

KITCHEN/DINING

31' 9" x 12' 7" (9.68m x 3.84m) Amtico flooring, double glazed windows & door to rear aspect, kitchen area comprises modern fitted eye level and base units with roll edge work tops, integrated electric hob with extractor over, double wall oven and grill, built in dish washer, fridge freezer, sink & drainer, radiators, breakfast bar, double doors to sitting room, hallway and access through to annexe which can be locked off from main residence.

SITTING ROOM

18' 8" x 17' 6" (5.69m x 5.33m) A lovely light-filled room with garden views, carpeted flooring, double glazed triple aspect windows including picture window to front, log burner.

HALLWAY

Leading to doors to bedrooms, bathroom, utility room and storage cupboard. Stairs lead down to studio/gym and double garage. Vinyl flooring.

MASTER BEDROOM

24' 4" x 10' 8" (7.42m x 3.25m) Carpeted flooring, double glazed triple aspect windows, radiators, door to en-suite.

EN-SUITE

Comprises low level WC, wash hand basin and shower cubicle, vinyl floor covering.





BEDROOM TWO

14' 6" x 10' 4" (4.42m x 3.15m) Carpeted flooring, radiator, double glazed window to front aspect, built in wardrobes.

UTILITY ROOM

Comprising matching eye level & base units with roll edge work tops, stainless steel sink & drainer with swan neck mixer tap, plumbing for washing machine, double glazed window to rear aspect, vinyl floor covering.

BATHROOM

10' 1" x 8' 2" (3.07m x 2.49m) Comprising 4 piece suite including low level WC, Bidet, his & hers wash hand basins bath and shower cubicle, Chrome heated towel rail, double glazed window to rear aspect, vinyl floor covering.

STAIRS

Staircase down to studio and double garage.

STUDIO

23' 5" x 15' 9" (7.14m x 4.8m) Dual aspect, versatile space.

DOUBLE GARAGE

23' 5" x 20' (7.14m x 6.1m) 2 up & over roller doors, power & lighting connected.

ANNEXE

Entrance hall, radiator Amtico flooring, connecting door through to main residence which can be locked off.

BEDROOM THREE

9' 5" x 8' 4" (2.87m x 2.54m) Carpeted flooring, radiator, double glazed window to front aspect.

BEDROOM FOUR

14' 1" x 8' 10" (4.29m x 2.69m) Carpeted flooring, radiator, dual aspect windows to front aspect and main garden.

KITCHEN

9' 9" x 8' 5" (2.97m x 2.57m) Comprising eye level and matching base units with roll edge work tops, electric hob with extractor over, electric oven, space for washing machine and dishwasher, radiator, double glazed window to rear aspect, Amtico flooring.

DINING ROOM

9' 7" x 9' 6" (2.92m x 2.9m) Connecting door from kitchen, double dual aspect double glazed window, double glazed door to rear, radiator, opening into sitting room.

SITTING ROOM

19' 7" x 8' 10" (5.97m x 2.69m) Lovely views to garden, wood flooring, triple aspect double glazed windows, radiator, log burner.

BATHROOM

8' 7" x 6' 8" (2.62m x 2.03m) Comprising wash hand basin, bath with mixer shower attachment, shower cubicle, double glazed window to rear aspect, radiator.

CLOAKROOM

Low level WC, wash hand basin, double glazed window to rear aspect, Amtico flooring.

OUTSIDE

Accessed via a shingled driveway, which leads to the double garage and to the annexe, Outside lighting. Lower gardens are laid to lawn with well established trees and shrubs and raised beds. Greenhouse. Main garden with raised lawn, ideal for summer entertaining, which extends to private shady hidden woodland paths, ideal for relaxation and wildlife observation.

Summer house with separate storage area and shed for ride-on mower. French doors from dining room lead to a decking area under a vine covered pergola.

The property is located in a Conservation Area.

COUNCIL

East Suffolk Council
Council Tax Band £2,067.43

NEAREST SCHOOLS

Edgar Sewtar Primary School 7 Bungay High School

SEVICES

Mains water & sewage, electricity, 2 Air Source Heat Pumps.

CONSUMER PROTECTION REGULATIONS 200

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The Street Wissett HALESWORTH IP19 0JE	Energy rating	Valid until:	25 May 2027
	D	Certificate number:	8523-7025-5300-6254-4922



**VIEWING STRICTLY BY APPOINTMENT
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