



*Church Road*  
Flixton, Suffolk



**MUSKER  
McINTYRE**  
ESTATE AGENTS

Superbly situated and presented to an exceptional standard we are delighted to offer this modern detached Three Double Bedroom family home in the popular village of Flixton. With generous, bright living spaces, modern kitchen, utility, bathroom and ensuite, the generous plot also boasts a garage with ample parking and a generous garden set against a woodland backdrop. Viewing advised to appreciate the quality and space on offer.

#### Accommodation comprises briefly:

- Entrance Hall
- Sitting Room
- Kitchen
- Dining Room
- Utility Room
- Cloakroom
- Master Bedroom with Ensuite Bathroom
- Two Double Bedrooms
- Family Bathroom
- Garage & Ample Off Road Parking
- Generous Established Rear Garden



#### Property

We enter Cherrywood via the front door and are welcomed by the generous entrance hall where the feeling of space and light that flow throughout the home are instantly apparent. Doors open to all the main ground floor rooms, with Kardean wood effect flooring flowing from the hall into the two reception rooms. To the right the dual aspect sitting room is of generous proportions with a window to the front aspect and French double doors leading to the patio and stunning rear garden. Adjacent an archway leads to the dining room which flows through a larger archway to the kitchen, fitted with a wide range of wall and base units with fitted Neff Slide and Hide oven, hob with extractor over, one and half bowl sink set within Quartz worksurfaces, complimenting the grey slate effect floor tiles and space for a fridge/freezer. A door from the kitchen leads into the utility room with cupboards for storage, a wood effect worktop with space under for appliances and doors leading into the garage and out to the garden. There is also a ground floor cloakroom with WC and hand wash basin. Climbing the stairs to the first floor we find our family bathroom, fully tiled with a three-piece suite comprising a bath with ceiling rainfall shower over, pedestal sink and WC. The good size master bedroom enjoys views to the front aspect, fitted storage and boasts an ensuite bathroom with a white three-piece suite comprising a bath with ceiling rainfall shower over, pedestal sink and WC. On the opposite side of the landing we find our two further double bedrooms, the larger at the rear looks onto gardens and woodland beyond whilst at the front we find bedroom three.







## Outside

Approaching Cherrywood from Church Road we are welcomed by the extensive shared shingle driveway which provides an ample parking and turning area whilst giving access to the single garage. A variety of small trees and bushes provide contrast and some privacy to the frontage whilst a tall gate leads us to the rear garden. From the sitting room French double doors open to the large patio which is soaked in sunlight from the south westerly aspect making the most of the afternoon and evening sun. To our left are two raised ponds and a summerhouse. The rest of the garden is mainly laid to lawn with a mix of well stocked mature borders and flower beds leading us to the rear of the garden where the stunning woodland backdrop sits behind a second smaller summerhouse and a log bench from which you can view the beautiful garden back to the rear of the house. A small gate at the rear of the garden gives access to the woodland area.

## Location

This delightful family home sits within the attractive village of Flixton which has a Public House along with The Norfolk & Suffolk Aviation Museum. Flixton is located between the market towns of Harleston and Bungay. The market town of Harleston provides all schools, nurseries, shops, Post Office, churches, doctor's surgery, dentist, restaurants and pubs. Bungay offers a good range of all the necessary amenities and shops, schools, antique shops, restaurants, The Fisher Theatre (now showing films) and leisure facilities including indoor swimming pool and golf club. The Cathedral City of Norwich is about 40 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 54mins). Diss provides another mainline link to London and is 14 miles distant. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a short distance away.

## Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

## Services

Oil fired central heating. Mains electricity, water and drainage.

Energy Rating: TBC

## Local Authority:

East Suffolk Council

Tax Band: TBC

Postcode: NR35 1NU

## Tenure

Vacant possession of the freehold will be given upon completion.

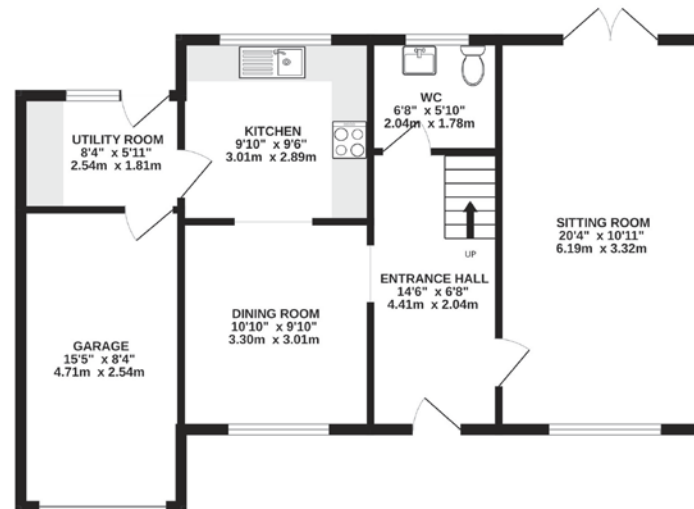
## Agents' Note

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.

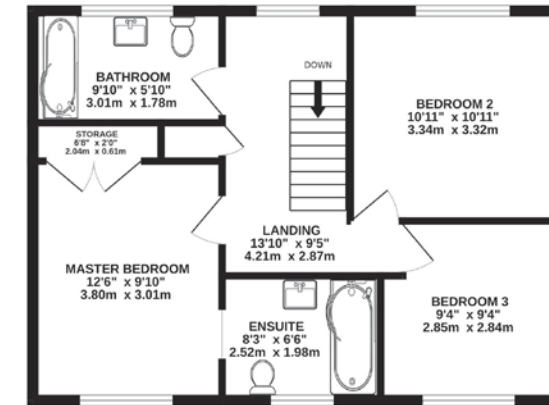
There is a public footpath at the rear of the property which leads to a large woodland area.

**Guide Price: £425,000**

GROUND FLOOR  
736 sq.ft. (68.4 sq.m.) approx.



1ST FLOOR  
557 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 1293 sq.ft. (120.1 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 888160

Offices throughout Norfolk & Suffolk:

Loddon 01508 521110

Diss 01379 644822

Halesworth 01986 888205

Harleston 01379 882535

[www.muskermcintyre.co.uk](http://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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