



THORPE ABBOTTS IP21 4HU



An outstanding refurbishment with a superbly presented and versatile bungalow with rural views, 6.32 acres, tennis court and substantial insulated detached barn.

The property is a superbly appointed and luxuriously refurbished detached bungalow in an elevated position on the edge of Thorpe Abbots with delightful rural views. It has an impressive sense of arrival off a private road with an 'in and out' drive leading to parking for numerous cars.

There is a substantial south-facing terrace to the front. In addition to refurbishing the property to a superb standard the vendors have made the accommodation extremely versatile. The front door opens to a spacious entrance hall. There are three double bedrooms off this and an impressive shower room. The sitting room has a substantial picture window to the front and benefits from the southerly views. The sitting room opens to the outstanding triple aspect kitchen/dining room which has been comprehensively fitted with a range of contemporary bespoke units. Sliding glazed doors open to the front terrace. There is also a utility room and further shower room on that side of the property. From the kitchen it opens to a superb additional wing. There is a personnel door to the front allowing

the space to be made self-contained if required. It has been currently set out as a substantial principal bedroom to the front, a luxurious bathroom with freestanding bath, separate shower cubicle and marble tiling and a vaulted room to the rear which is currently an additional sitting room but could be a 5th bedroom.

The interiors are superbly arranged for entertaining and in addition so are the exteriors. There is a substantial terrace running across the back of the property for alfresco entertaining and joining the lawn. To one side of the property is a grass enclosed tennis court and to the other an orchard, the main area of the garden is laid to lawn. There is a substantial detached fully insulated modern barn that is used as a games/leisure space with a shower room and kitchen area, which could be used but could be adapted for a variety of purposes subject to planning permission. Attached is a substantial garage/garden store with wc.

The land is open to the rear and has been left to grass with a meandering track. It is bordered by mature hedging and provides a superb opportunity for a smallholding or equestrian or simply for those looking to enjoy space in the country.





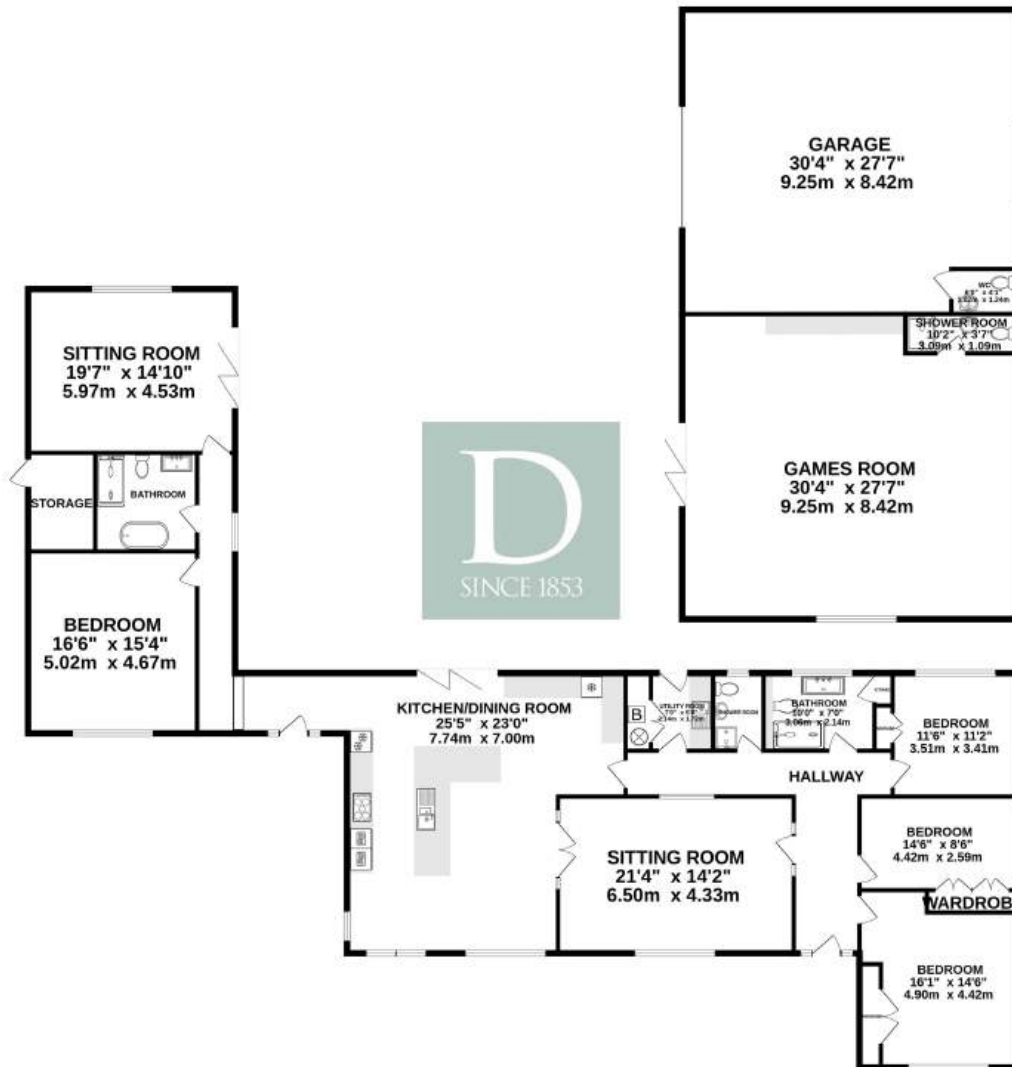






FLOORPLAN

GROUND FLOOR
4182 sq.ft. (388.5 sq.m.) approx.



TOTAL FLOOR AREA : 4182 sq.ft. (388.5 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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LOCATION

Thorpe Abbots is conveniently located between Harleston and Diss, both have a good range of shops and services. The A143 provides excellent road links to the A140 and further West to the A14. Diss has a main line railway station to London (Liverpool Street/Norwich).

SERVICES

Oil Fired Central Heating, . Mains electricity and water are connected. Drainage by Private Septic Tank. (Durrants have not tested any apparatus, equipment, fittings or services and cannot therefore verify they are in working order)

LOCAL AUTHORITY

South Norfolk District Council

Council Tax Band E

ENERGY PERFORMANCE

C Rating

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management

BOUNDARY





Residential **Agricultural** **Commercial** **On Site Auctions** **Property Management** **Building Consultancy** **Auction Rooms** **Holiday Cottages**

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