



Stuston Lane, Stuston - IP21 4AF

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HYBRID ESTATE AGENTS



## Pantiles Stuston Lane

Stuston, Diss

Nestled in a sought-after RURAL VILLAGE LOCATION, this stunning FIVE BEDROOM DETACHED HOUSE presents an unparalleled opportunity locally seeking a spacious family home with the added allure of an attached SELF CONTAINED ANNEXE. With a total plot size of approximately 1.03 acres (stms), the property exudes a sense of tranquillity and PRIVACY, offering a perfect blend of modern comforts and RURAL CHARM. Boasting FOUR BEDROOMS, two bathrooms, and generous living spaces including two reception rooms all within the main house, this home provides ample space for both relaxation and entertainment. Additionally, the property features a spacious double garage, ensuring convenience and practicality for modern living. In addition the property benefits from excellent access to major road networks and rail links, perfect for commuters looking for ease of travel, all within the idyllic setting of a semi-rural location. The mature and expansive gardens enveloping the property further enhance the sense of seclusion.

Council Tax band: E

Tenure: Freehold

EPC Environmental Impact Rating: D

- Detached Family Home
- Generous Plot Of 1.03 Acres (stms)
- Adjoining Self Contained 1 Bedroom Annexe
- Four Bedrooms & Two Bathrooms
- Two Ample Reception Rooms
- Sought After Rural Village Location
- Double Garage & Plenty Of Parking
- Excellent Access For Roads & Rail

Stuston is a pretty village conveniently situated on the Norfolk/Suffolk border and has easy access to the A140 linking to the regional centres of Ipswich, Bury St Edmunds and Norwich. The local towns of Eye and Diss provide an excellent range of local amenities including doctors' and dentist surgeries as well as local shops and supermarkets. The local school of Mellis has an outstanding Ofsted report and feeds into Hartismere High School. Diss has a mainline railway station with regular service to London Liverpool Street in a journey time of approximately 90 minutes which is approximately 5 minutes from the property itself.

#### SETTING THE SCENE

Approached via a set of five bar gates to the front there is a large expansive driveway providing plenty of driveway parking for at least 8 vehicles. The driveway in turn leads to the double garage with an electric up and over door providing plenty of storage or workshop space with power and light. From the driveway you will find two entrance doors, one leads directly into the main house and the other directly into the annexe hall. From the driveway you can also access the gardens with ease on both sides with a vehicle if required.

#### THE GRAND TOUR

Entering the house via the main entrance door to the front you will find an entrance hallway with stairs to the first floor landing as well as storage and the W/C. To the right is the main sitting room with feature fireplace as well as a number of windows to the front and side. The sitting room leads through to the dining room to the rear of the house with doors opening. The dining room provides access to the kitchen/breakfast room also to the rear of the house with a range of wall and base units with solid worktops over. There is a central breakfast bar as well as space for dishwasher and fridge/freezer. You will find an eye level integrated oven and microwave as well as electric hob. There is a door from the entrance hallway to the kitchen as well as opening from the kitchen into the utility room. The utility offers further storage as well as the oil fired boiler and space for further white goods. The utility leads through to the entrance hallway for the annexe with a door also leading out to the rear garden.





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the utility room. The utility offers further storage as well as the oil fired boiler and space for further white goods. The utility leads through to the entrance hallway for the annexe with a door also leading out to the rear garden.

Heading up to the first floor landing there is plenty of storage as well as the loft hatch access. There are four bedrooms off the landing three of which have fitted wardrobes. The main bedroom benefits from an en-suite shower room. Also off the landing there is the main family bathroom with a shaped bath with shower over.

The self contained annexe accessed from the main front driveway has its own entrance door off the hallway which can be shared by the main house and the annexe. Firstly you will find the impressive double bedroom with a wide range of fitted storage as well as a very accessible en-suite wet room with walk in shower. The bedroom leads through into the main open plan reception kitchen. The reception space is a wonderful room and impressive in its proportions. The kitchen area provides a range of fitted units with solid quartz worktops over as well as integrated fridge, electric hob with space for washing machine and a dining table. The living area features a modern wood-burner providing plenty of heat once lit for the whole annexe. There are also doors leading out to the garden as well as internal doors to the garage.

### FIND US

Postcode : IP21 4AF

What3Words : ///clearly.tower.lawyer

### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

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## GARDEN

**THE GREAT OUTDOORS** The mature and private plot extends to approximately 1.1 Acres (stms) and offers excellent space for keen gardeners seeking a high degree of privacy. The gardens wrap around the sides and rear of the house meaning a vehicle could be driven right around the plot if desired. You will mostly find well kept lawns with a plethora of mature trees and hedging with various planting borders and fruit trees also. There is a large paved terrace also leading from the rear of the house providing excellent space for entertaining in the summer months.

## DRIVEWAY

8 Parking Spaces

## DOUBLE GARAGE



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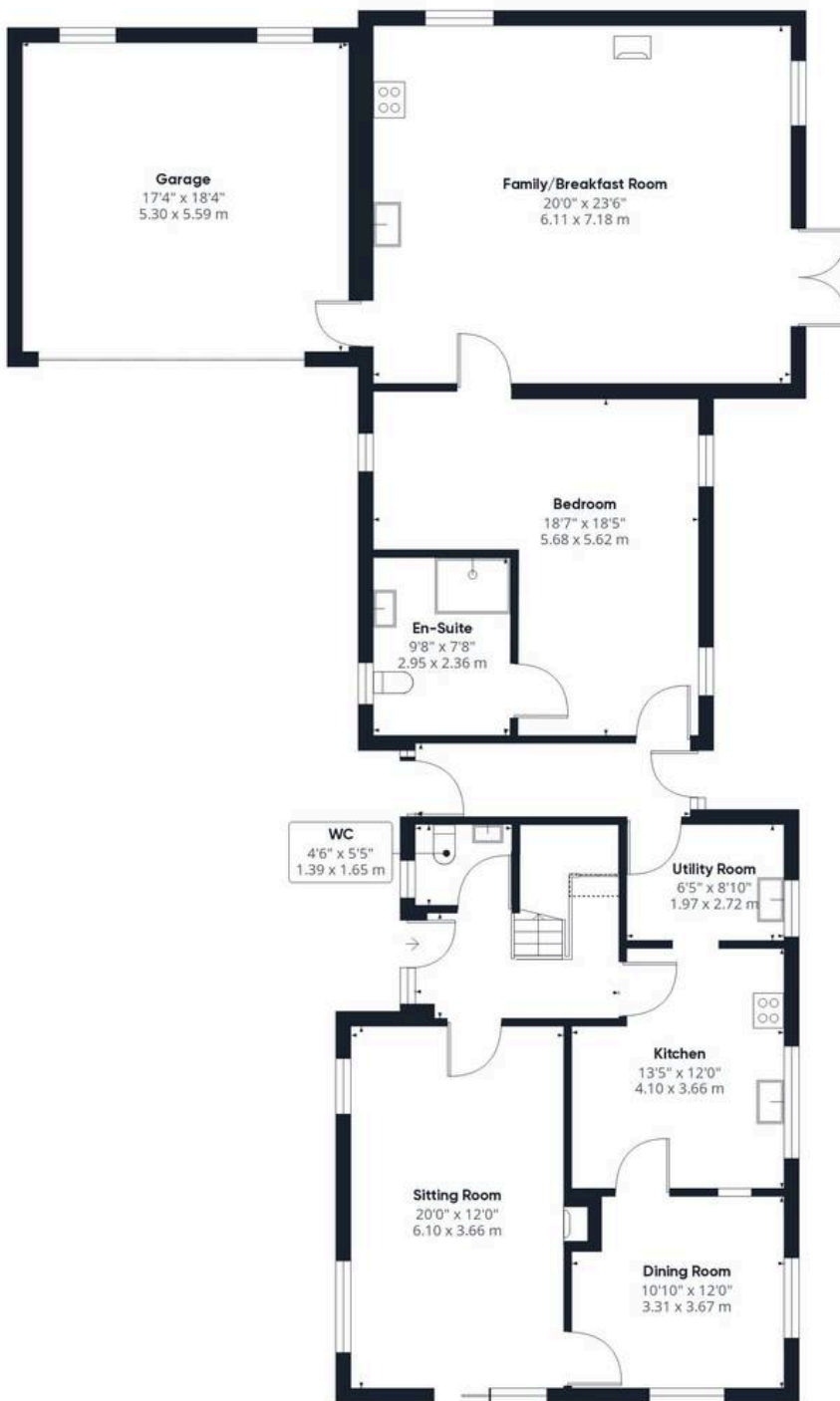
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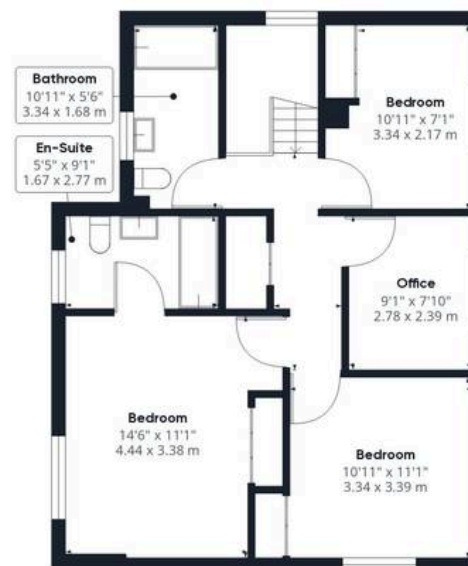
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SCAN HERE FOR A VIRTUAL TOUR



Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

2561.93 ft<sup>2</sup>  
238.01 m<sup>2</sup>

**Reduced headroom**

2.82 ft<sup>2</sup>  
0.26 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.



## Starkings & Watson Hybrid Estate Agents

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