



Stuston Lane, Stuston - IP21 4AF

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Stuston Lane

Stuston, Diss

Located within a SEMI-RURAL location close to DISS with greenery surrounding the house is this DETACHED FAMILY HOME having undergone extensive upgrades and modernisation. The house itself offers accommodation extending to 1700 SQFT (stms) with a MODERN and SLEEK KITCHEN/DINING ROOM, sitting room with inset WOODBURNER, separate family room, utility area, w/c and shower room and DOUBLE GARAGE completing the ground floor. On the first floor there are FOUR AMPLE BEDROOMS and a feature family bathroom. Externally there are impressive gardens to the front with large sweeping driveway providing AMPLE DRIVEWAY PARKING. To the rear, a good sized private and mature rear garden with decking and patio. The plot itself extends to approximately 0.25 ACRES (stms). The property is found within the small village of Stuston on the edge of DISS and benefits from previous planning permission for a double storey ANNEXE extension to the side.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

FIND US

Postcode : IP21 4AF

What3Words : ///goodness.debut.decently

VIRTUAL TOUR

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

- Detached Family Home
- Sought After Location
- Close Proximity for Diss yet Rural
- Kitchen/Dining Room & Family Room
- Sitting Room with Woodburner
- Four Bedrooms & Two Bathrooms
- Private Plot of 0.25 Acres (stms)
- Previous Planning for Annexe Extension

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.

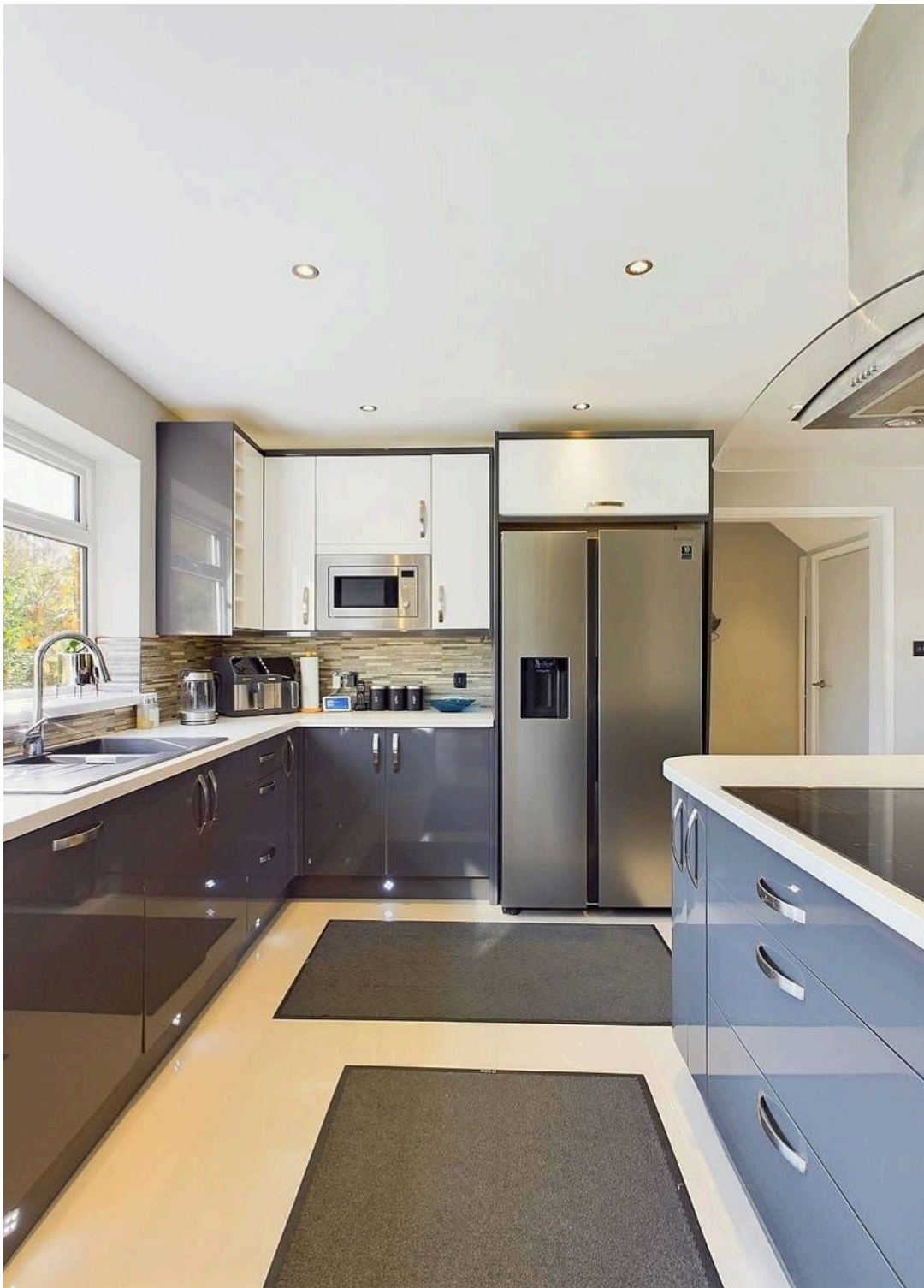
SETTING THE SCENE

To the front you will find a large shingled driveway leading to the frontage and driveway with plenty of off road parking. There is access to the double garage as well as large lawned front gardens and mature trees and shrubs. To the front of the house there is a main entrance door to the hallway and another entrance to the utility hall.

THE GRAND TOUR

Entering via the main entrance door to the front you will find a welcoming modern entrance hallway with polished tiles and understairs storage as well as stairs to





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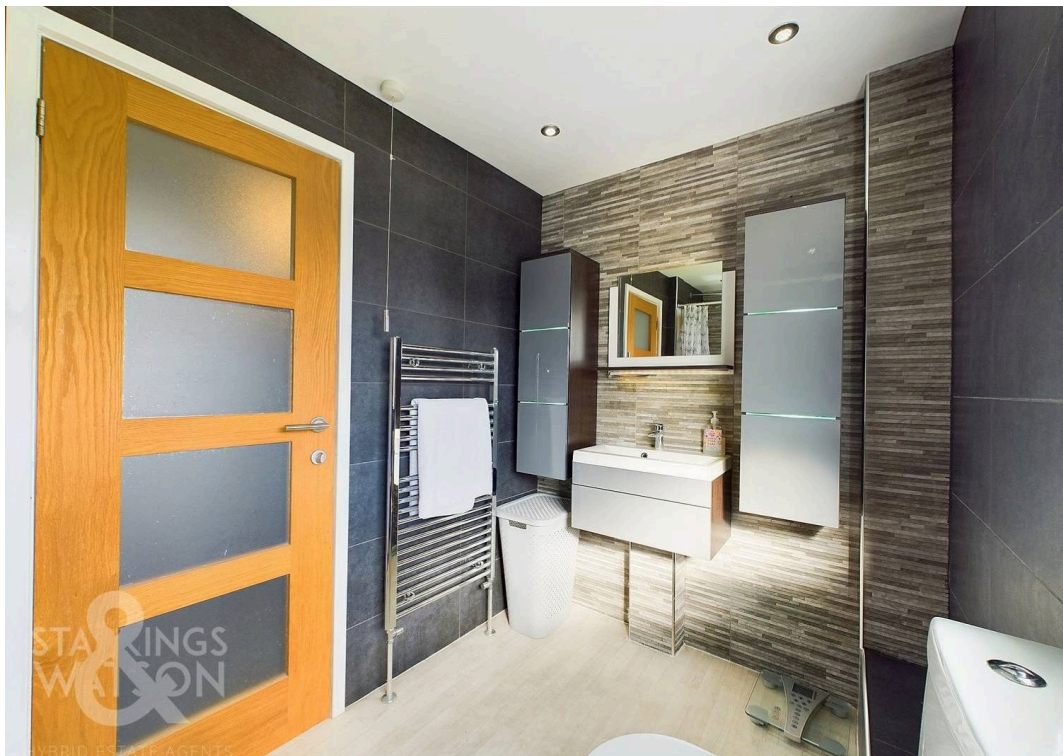
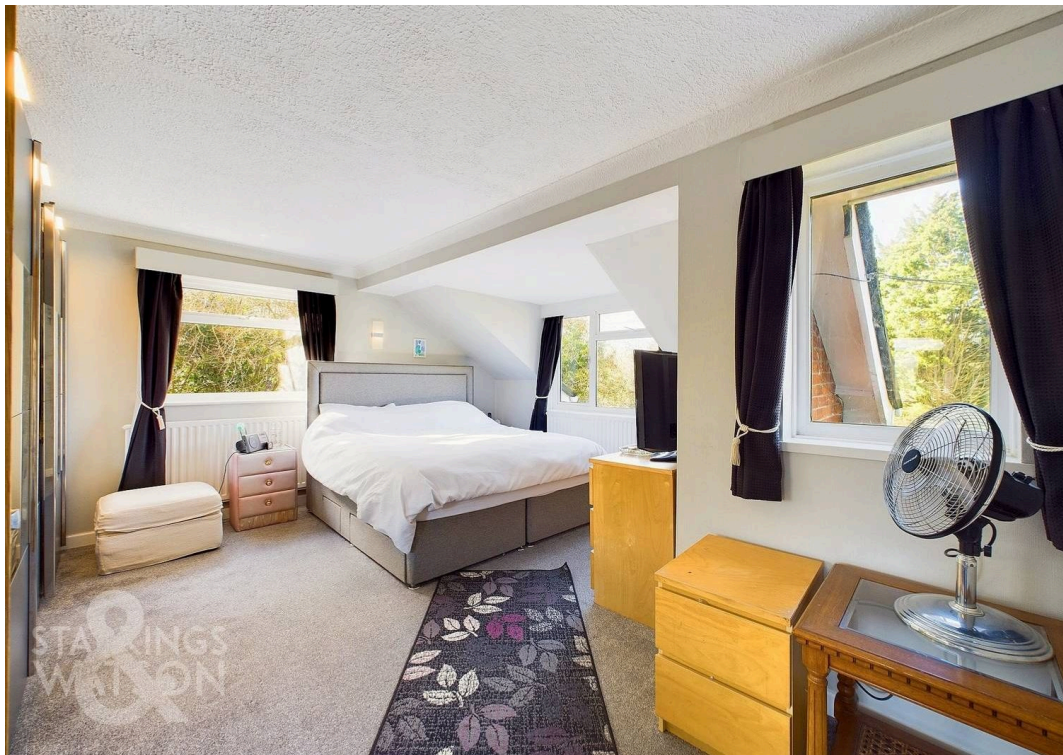
the first floor landing. The sitting room is found to the right with wood flooring and a feature inset woodburner. There is a triple aspect to front side and rear with double doors to the rear opening onto the garden. There is a ground floor shower room and w/c off the hallway which is fully tiled. Next is the open plan kitchen/dining room with the same polished tiled flooring. The modern and sleek kitchen features solid worktops and high gloss units with a breakfast bar/island as well as integrated electric double oven and grill and electric hob with extractor fan over. There is a dishwasher and space for double fridge/freezer with the dining table found to the front. Off the kitchen is the family room, a useful space for a number of purposes with doors onto the rear garden. This gives access to another entrance hall with access to the utility room and double garage as well as the rear garden. Heading up to the first floor landing you will find a storage cupboard and loft hatch access. Heading to the left of the landing there is a double bedroom facing the front with fitted wardrobes and adjacent there is a single bedroom currently used as an office. There is a stylish family bathroom off landing fully tiled with a shaped bath and rainfall shower over. You will then find a further two double bedrooms, The main bedroom is found to the front with a large run of wardrobes and dual aspect to front and side with the other bedroom found to the rear.

AGENTS NOTE

Buyers are advised the drainage is private via a septic tank. The central heating is provided by oil. A new boiler has been fitted in 2022.

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THE GREAT OUTDOORS

Gardens are found to the front and rear. To the front of the property you will find a large lawned area with mature planted trees, shingled driveway providing ample parking and access to the double garage, whilst leading to the side of the house around to the rear garden. The garden is mainly laid to lawn with a variety of mature planted trees and hedging creating screening and privacy. There is a large paved patio area and wood decking making these spots perfect for relaxing and entertaining in the summer months. You will also find two garden sheds and a summer house with power.

Double Garage and Large Shingled Driveway.



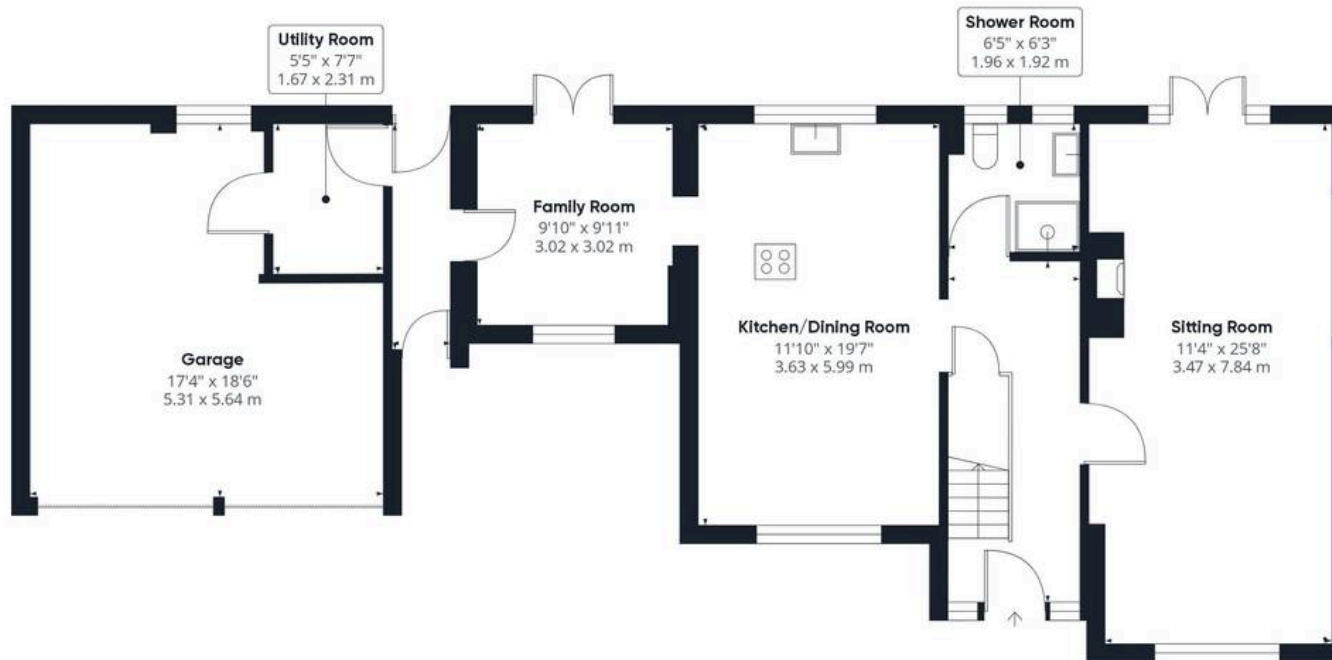
20:22

Enter virtual tour

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SCAN HERE FOR A VIRTUAL TOUR



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1786.08 ft²

165.93 m²

Reduced headroom

9.4 ft²

0.87 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE 360



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