



Rushall Road, Starston - IP20 9NE



## Rushall Road

Starston, Harleston

This substantial BRAND NEW 2025 built high specification DETACHED HOME enjoys a NON-ESTATE SETTING, with a BESPOKE BUILD which has been meticulously constructed by the RENOWNED FYEBRIDGE Ltd. Featuring a BESPOKE HIGH SPECIFICATION FINISH with over 1940 Sq. ft (stms), and impressive ECO CREDENTIALS, including an energy-efficient AIR SOURCE HEATING SYSTEM with underfloor heating on the ground floor. With a LARGE PLOT including TWO DRIVEWAYS and DOUBLE GARAGE, the property has been designed and FUTURE-PROOFED, offering an EASY-TO-MAINTAIN INTERIOR and EXTERIOR, complete with a CCTV system, security alarm, and Cat6 networking thoughtfully integrated. BESPOKE TIMBER JOINERY and twin sets of BI-FOLDING DOORS lead to the garden, with an TIMBER FRAMED PORCH to the front, where double gates open up to the sweeping driveway, with a further REAR DRIVEWAY and DOUBLE GARAGE beyond the main gardens. The GRAND HALL ENTRANCE offers BESPOKE TIMBER BALUSTRADES hiding behind a STUNNING partly glazed PERIOD STYLE ENTRANCE DOOR, with a warm and inviting feel, leading to the 23' TRIPLE ASPECT sitting room and adjacent DINING ROOM. Open plan, the MASTERCLASS KITCHEN offers a CONTEMPORARY CONTRASTING range of units incorporating QUARTZ SURFACES and GOLD HIGHLIGHTS through the taps, handles and splash backs, along with a CENTRAL ISLAND, with a further utility room and W.C beyond. Upstairs, FOUR BEDROOMS lead off the landing, including the main bedroom with a SPACIOUS EN SUITE SHOWER ROOM - complete with a RAINFALL SHOWER. the FAMILY BATHROOM offers a UNIQUE FINISH with BEAUTIFUL TILING.

- Brand New 2025 Built Detached Home
- Substantial Detached Home with Potential for a Third Floor
- Private Gated Front Driveway with a Porch Entrance
- Rear Driveway with Double Garage
- High Specification Finish Including Air Source Heating
- 23' Sitting Room with Wood Burner
- Open Plan Kitchen/Dining with Quartz Surfaces
- Four Double Bedrooms, En Suite & Bathroom

Council Tax Band : E

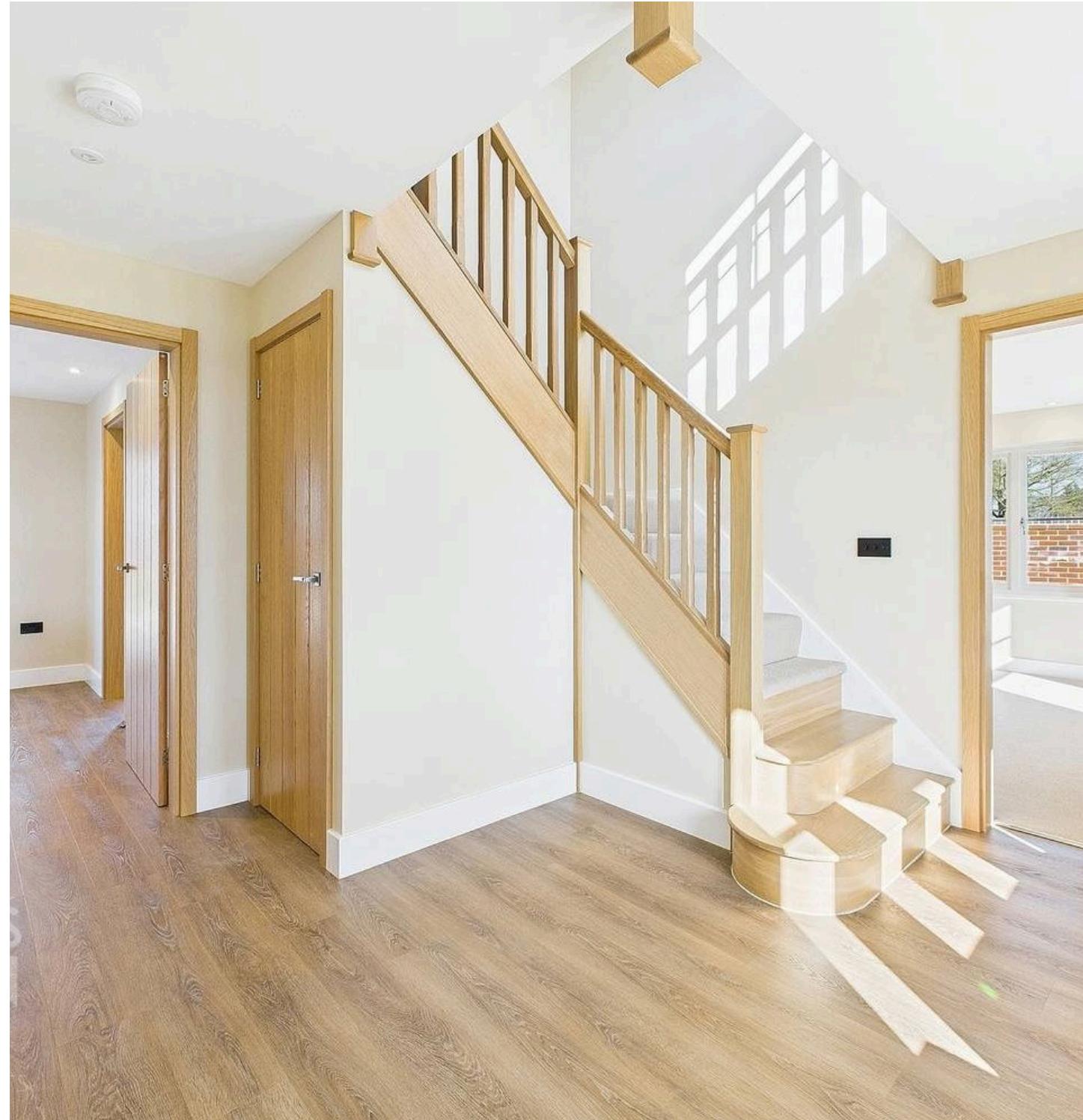
Tenure : Freehold

EPC Energy Efficiency Rating : C

Starston is small rural village well located only a few miles from the vibrant market town of Harleston, filled with an excellent selection of everyday amenities and schooling. Full of character with interesting historic buildings the town also has a Wednesday market with free parking. The town of Diss, just a 15 minute drive away, offers a further range of amenities and a direct train line to London Liverpool Street.

#### SETTING THE SCENE

Double timber gates at the front open up to a parking and turning space, complete with a 'tar and chip' base which ensures a pristine looking frontage. Block paving borders the areas of grass, with two pathways leading to the front. The timber framed porch entrance is being constructed with twin gates providing access to both sides of the property. The rear driveway offers an alternative entrance, with a similar finish, leading to the double garage including a low catslide roof to retain the views of the garden.



## THE GRAND TOUR

Heading inside, a striking and timeless part glazed entrance door creates a grand feel, with Gerflor Creation 55 luxury vinyl flooring running underfoot, complete with zoned underfloor heating. Solid oak wood stairs rise to the first floor, with a mixture of exposed wood and carpeting, and useful storage below. Attractive oak effect doors are finished perfectly with magnetic catches and contemporary brushed handles, leading into the triple aspect sitting room, with its feature wood burner. Spacious in size, and complete with extensive spot lighting, a sash window opens to the front, whilst contrasting bi-folding doors open to the patio. The kitchen has been constructed with modern living in mind, blending formal and functional dining, complete with wood effect flooring and under floor heating, along with a sash window to front. The Masterclass kitchen offers a divine finish which will be the envy of all visitors, topped with Quartz work surfaces, and a gleaming brass splash back which highlights the brushed brass handles and detailing - including the sink and mixer tap. Integrated appliances include an induction hob, electric oven and multifunction microwave combination, along with a fridge freezer and dishwasher. The contrasting coloured units add a touch of class, whilst the island also creates a breakfast bar, and bi-folding doors open up to the patio. The utility room is completed in a similar style, with space for laundry appliances and a functional ceramic sink, whilst the ground floor W.C offers a boutique finish with extensive storage, and a feature vanity unit with a wall mounted back-lit mirror.

Rising up the stairs, the galleried landing includes feature lighting and fitted carpet, with the four bedrooms all leading off. High ceilings adorn the first floor rooms, with radiators and luxurious fitted carpet found within each bedroom, where the main bedroom also features an en suite shower room. Subtle wall tiling can be found within the en suite, with a contemporary suite including storage under the sink, and a walk-in shower with a large twin head Rainfall shower above. Underfloor heating and a dual controlled towel rail are installed, along with a wall mounted back lit mirror to complete the look. The family bathroom is completed in a different style, with luxurious tiling to the walls and flooring, rainfall shower over the deep bath, and views across the garden. A useful boarded loft room offers storage which has been constructed with attik trusses to allow for an ideal play room or full conversion to include a third floor if required (stp).

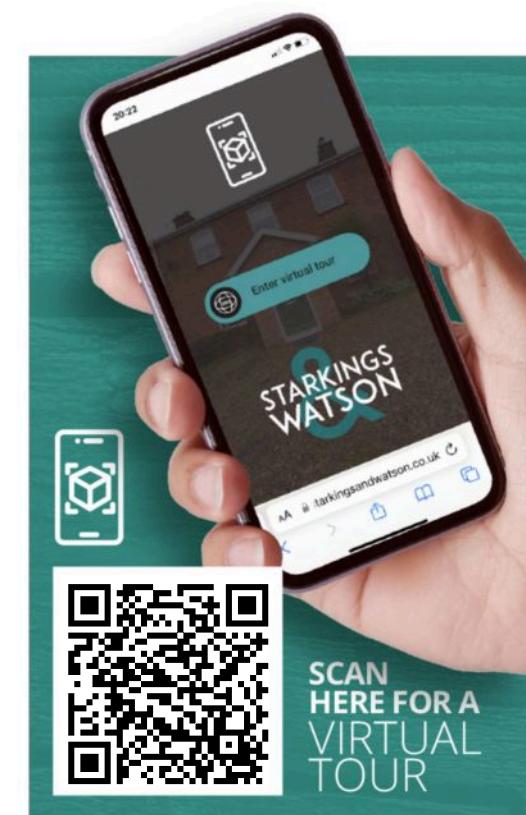
## FIND US

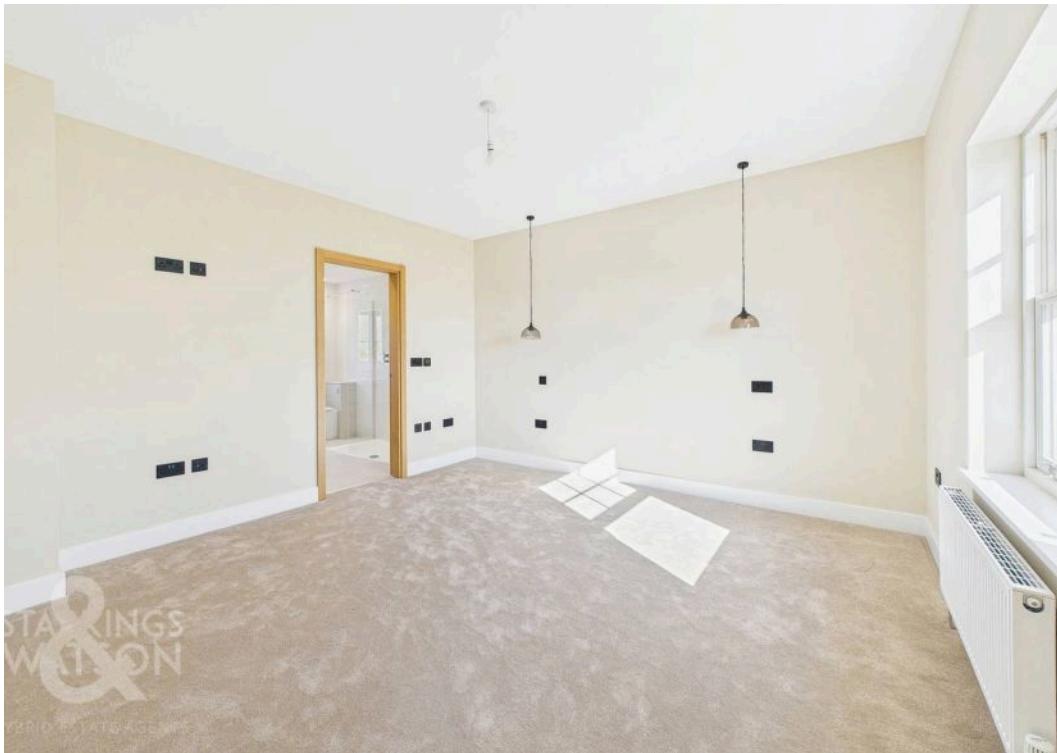
Postcode : IP20 9NE

What3Words : ///provoking.cutaway.apart

## VIRTUAL TOUR

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

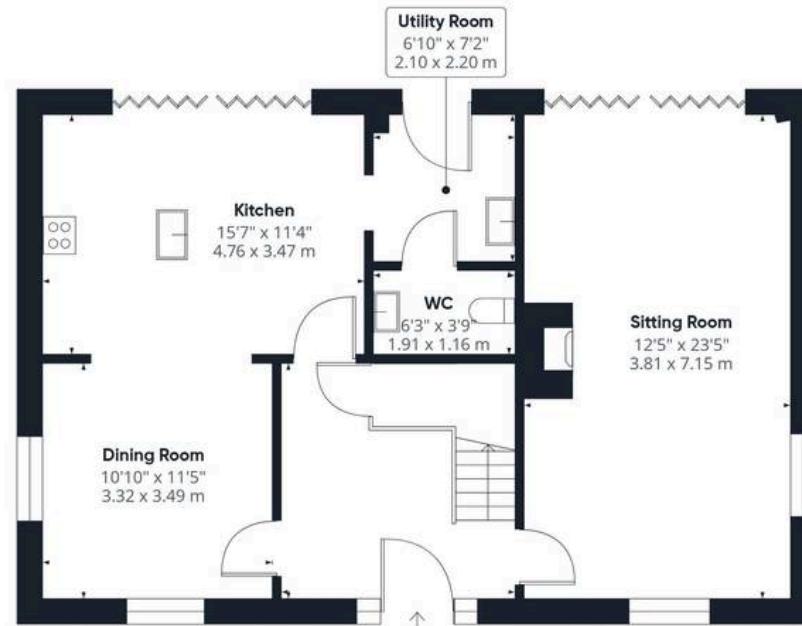






## THE GREAT OUTDOORS

No expense has been spared with the outside space, where extensive landscaping has been completed to the front and rear, ensuring a future proof and easy maintenance space, suitable for modern living. The large patio is the perfect size for the twin sets of bi-folding doors to open up and allow for outdoor entertaining. Whether dining for two or enjoying a family gathering, outside lighting has been installed, allowing for outside dining late into the evening. A level pathway takes you to the raised lawn, where a double garage is being constructed, with access via a rear access and driveway - allowing for extensive parking to front and rear. Further lawned gardens run to the post and rail fencing, ready for further planting along the boundary lines.



Ground Floor Building 1

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

1941 ft<sup>2</sup>

180.4 m<sup>2</sup>



Ground Floor Building 2

Floor 1 Building 1

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



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