



Pottery Hill, Wattisfield - IP22 1NH

STARKINGS
&
WATSON
HYBRID ESTATE AGENTS



Pottery Hill

Wattisfield, Diss

Introducing this exquisite **FOUR BEDROOM DETACHED HOUSE**, a **NEWLY BUILT** home designed to the highest specifications and still under warranty. Extending over 2260 square feet internally (stms), this property boasts modern additions such as **AIR SOURCE UNDERFLOOR HEATING** and the potential of **ANNEXE OR MULTI-GENERATIONAL LIVING**. You will find a spacious **OPEN PLAN 26' KITCHEN/DINING/FAMILY ROOM** to the rear of the house that seamlessly connects to the garden, perfect for indoor-outdoor living and **ENTERTAINING** with a vast **CENTRAL ISLAND/BREAKFAST BAR**. The main sitting room features a woodburner, ideal for cosy evenings. In addition you will find an impressive utility, w/c and access to the **INTERGAL GARAGE**. With **FOUR DOUBLE BEDROOMS** spread across two floors and **THREE WELL APPOINTED BATHROOMS**, the ground floor bedroom to the rear of the house offers the perfect space for both assisted living and/or an annexe opening directly onto the garden. Overall, this home offers excellent **VERSATILITY** and **COMFORT** throughout. Externally the house benefits from a **FULLY LANDSCAPED SOUTH FACING GARDEN**, an impressive driveway providing plenty of parking, and a **23' INTEGRAL GARAGE**. The property can also be found within a very private and tucked away location in an elevated position providing easy access to the both Diss and Bury in opposing directions.



- Newly Built Detached Family Home
- Built To A High Spec & Under Warranty
- Over 2260 SQFT Internally (stms)
- Open Plan 26' Kitchen/Dining/Family Room Opening Onto The Garden
- Large Main Sitting Room With Woodburner
- Four Double Bedrooms Over Two Floors & Three Bathrooms
- Multigenerational / Annexe Living Potential
- Fully Landscaped South Facing Gardens
- Impressive Driveway & 23' Integral Garage
- Air Source Underfloor Heating

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

Wattisfield is set in an attractive, gently rolling area of north Suffolk which offers an idyllic rural lifestyle but with good access to amenities. The nearby villages of Botesdale and Rickinghall offer good local shopping, schooling and medical facilities. The historic town of Bury St Edmunds lies some 11 miles away via the A143, allowing connections to the A14 leading to the Midlands and motorway network. Around 10 miles to the north is the market town of Diss which provides extensive local and national shopping, schooling to all levels, sporting and recreational facilities including rugby, cricket and football clubs along with an 18 hole golf course. Diss has a mainline rail station providing regular commuter services to Norwich and London Liverpool Street.



SETTING THE SCENE

Located towards the top end of Pottery Hill, a private and elevated location, there is a hard standing and shingled driveway to the front providing plenty of parking off road for a number of vehicles. The driveway in turn leads to the integral garage with double doors, power and light. The frontage also provides plenty of planting borders as well as a landscaped front garden. The main entrance door is found to the front with an oak covered porch.

THE GRAND TOUR

Entering via the main entrance door to the front you are greeted by an entrance hallway with stairs to the first floor and a door to the integral garage. The first door to the left takes you into the main sitting room to the front of the house providing the perfect retreat on a winters evening. The sitting room is a large space and offers a brick fireplace housing a woodburner. To the end of the hallway is the door into the heart of the home, the impressive open plan kitchen/dining/family room which provides bi-folding doors straight onto the garden for accessibility. This large space is flooded with natural light and makes an ideal space for entertaining with defined space for dining and sitting. The high spec kitchen with vaulted ceiling features a shaker style array of wall and base level units with solid worktops over as well as a very large central island/breakfast bar. The kitchen features integrated appliances to include double eye level oven and grill, induction hob, microwave, wine fridge, fridge/freezer and dishwasher. Off the kitchen you will find a rear lobby leading to a walk in pantry cupboard and the ground floor w/c. Off the sitting area there is access to the separate utility area and the ground floor bedroom. The utility which is of a generous size is fitted with a range of wall and base level units, space and plumbing for washing machine and tumble dryer as well as fitted cupboards housing the water tanks. As well as a second sink there is also a side door leading straight out to the side garden. The ground floor bedroom is an impressive space with bi-folding doors opening onto the garden as well as a fitted wardrobe and an en-suite shower room. Having this wonderful ground floor bedroom means the house is futureproofed for ground floor living.

Heading up to the first floor landing you will find fitted storage as well as access to three generous bedrooms. To the front of the house there is the master room with two sets of double built in wardrobes and a further storage room. There is also a well fitted en-suite shower room. Both the other bedrooms also offer a range of fitted wardrobes. The impressive family bathroom is tiled with a modern four piece suite comprising a bath with shower attachment, w/c, hand wash basin and double walk in shower with rainfall head.

FIND US

Postcode : IP22 1NH

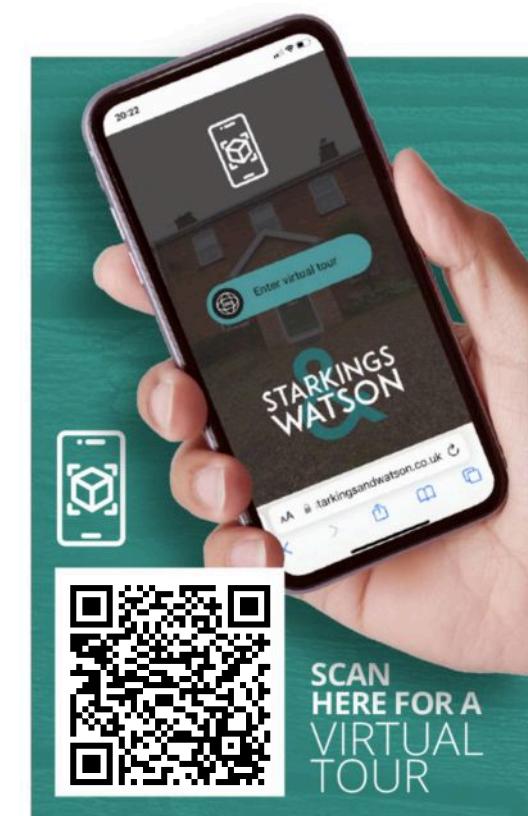
What3Words : //dance.polygraph.films

VIRTUAL TOUR

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

AGENTS NOTES

Mains services are connected to include electricity, water and drainage. Central heating is provided by air source heat pump with underfloor heating to the ground floor.



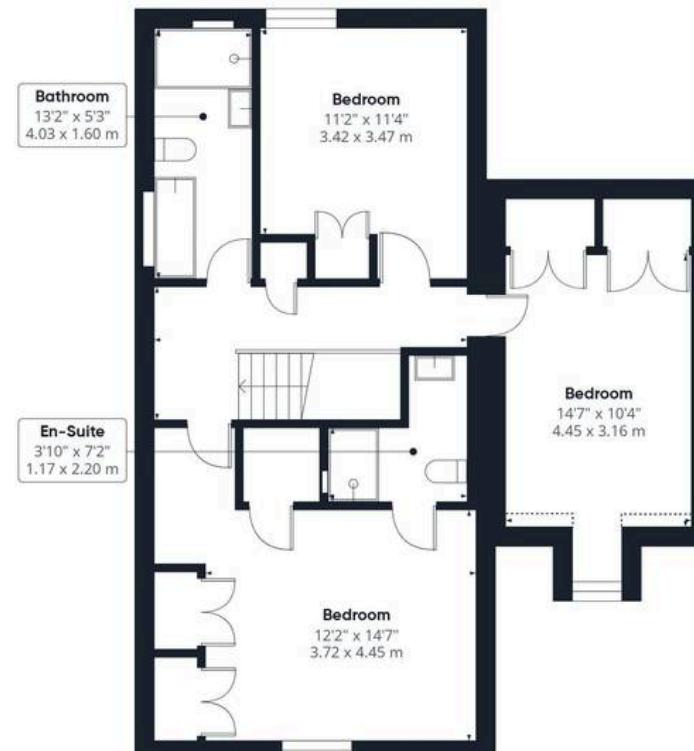
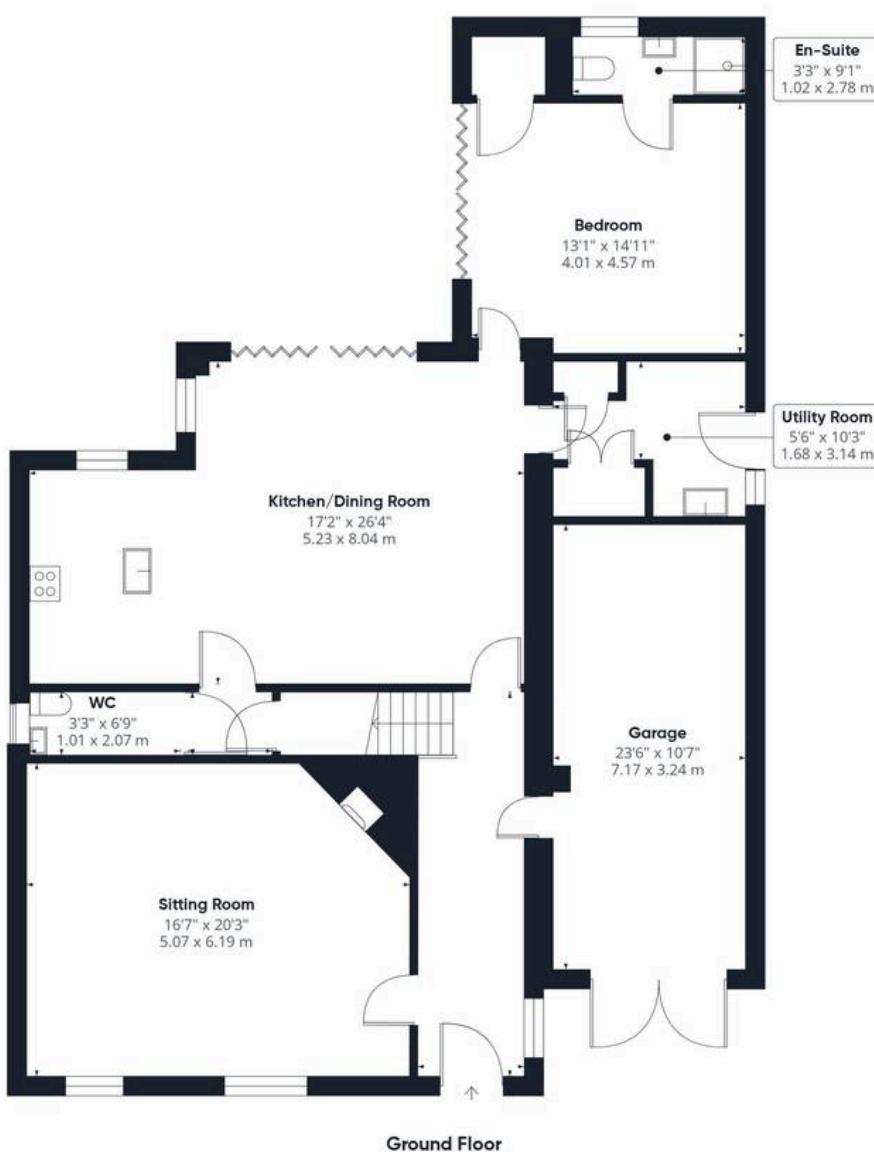




THE GREAT OUTDOORS

The beautifully landscaped rear garden has been planned perfectly catching the southerly sun all day long. Leading out from the bi-folding doors in the kitchen/family room there is a large paved terrace providing the ideal spot for outside dining and entertaining. This spans around the side and rear of the house and leads onto the lawn which is beautifully framed by the raised planting beds with corner seating. The side garden provides extra storage and leads to the side door in the utility as well as access to the frontage. The rear garden is fully enclosed. To the front and tucked away to the side of the front door you will find another private area of landscaped garden with paving, planting borders and a covered seating area.





Floor 1

Approximate total area⁽¹⁾

2266 ft²
210.6 m²

Reduced headroom
5 ft²
0.4 m²

⁽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

Unit 2 Carmel Works, Park Rd, Diss - IP22 4AS

01379 450950 • diss@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.