

Long Thurlow Road, *Badwell Ash, Suffolk*



**MUSKER
MCINTYRE**
ESTATE AGENTS

An impressive 5/6 bedroom detached property situated on approximately 1 acre of land (sts) with 5 reception rooms which would suit self contained annexe accommodation or office space for those who need to work from home.

ENTRANCE HALL

LOUNGE

SITTING ROOM

DINING ROOM

STUDY/BEDROOM 6

SUN ROOM

CONSERVATORY

BATHROOM GROUND FLOOR

5 BEDROOMS ON THE 1ST FLOOR

MASTER BEDROOM EN-SUITE

DRESSING ROOM TO MASTER BEDROOM

SHOWER ROOM FIRST FLOOR



THE PROPERTY

Built in the early 70's this truly impressive home has wonderful flexible accommodation with ample room to include an annex or space for working from home all set in 1 acre of ground. As you enter the property into the entrance hall which has a staircase to the first floor and provides access to a cloakroom. Leading on, there is a large bright and airy sitting room opening into a dining room which in turn leads to a sun room, this would also make a great play room and it has the benefit of having sliding patio doors leading out to the fantastic garden. In the centre of the property there is a fitted kitchen/breakfast room with ample worktop surface with cupboards and drawers under and wall units above. There is also space for dishwasher and a free standing stove and a fitted AGA. The far right hand side of the property lends itself to being a self contained annex with its own entrance and accommodation comprising of a lounge, bedroom/study and bathroom. On the first floor you will find a master bedroom leading on to a large dressing room and further access to the en-suite bathroom. There are four further bedrooms and recently fitted modern shower room. This property has so much space to offer and we would highly recommend a viewng



OUTSIDE

The property sits on a plot of approximately 1 acre (sts). There is a large gravelled driveway with ample parking for several cars which leads to a DOUBLE GARAGE with power and light connected. Attached to the garage there is a workshop and garden store. The front garden is laid to lawn with mature trees and hedging to the front. The rear garden is the majority of the one acre plot and is in the main laid to lawn with numerous shrubs and flower borders around. There is a large patio to the rear of the property and a further paved seating area within a circular rose bed further down the garden. To the bottom of the garden is a tennis court and fruit trees. This impressive garden backs onto the countryside.

LOCATION

Long Thurlow is approximately 12 miles from Diss with a mainline station to London Liverpool Street and 12 miles from Bury St Edmunds, again with a mainline railway station. Both these market towns have excellent shopping facilities. The village of Elmswell is approx 3 miles away and is well served with local shops, pubs and restaurants with a railway line station with numerous links.

Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.



Services: Oil fired central heating to radiators. Mains electricity, water and drainage.

EPC: F

Local Authority: Mid Suffolk District Council.

Tax Band: E

Postcode: IP31 3JA

Tenure: Vacant possession of the freehold will be given upon completion.

Guide Price £650,000





TOTAL FLOOR AREA : 310.88 sq. m. (3346.32 sq. ft.) 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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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.