

M
M

The Moorings
Toft Monks, Suffolk

M
M

MUSKER
McINTYRE
ESTATE AGENTS

Uncompromised space in a superb location. Offering the most versatile accommodation and extending to over 2000 sq.ft. We are pleased to offer with NO ONWARD CHAIN The Moorings, an exceptional family home that enjoys a stunning South Norfolk Village position overlooking the village's 'duck pond' and boasting garden grounds in excess of 0.5 Acres. Behind the quaint exterior, we find a variety of spacious living and entertaining areas, a ground-floor shower room, two ground-floor double bedrooms, a first-floor bathroom, two first-floor double bedrooms coupled with a most impressive dressing room off the master, with a picture window onto the gardens. Outside, ample parking leads to two separate garages, whilst a brick building offers a workshop and garden store. The grounds extend to 0.55 Acres (stms), providing a stunning garden space that enjoys the open field views at the rear.

Accommodation comprises briefly:

- Entrance Lobby • Sitting Room with Fireplace • Dining Room
- Kitchen • Conservatory/Utility Room • Ground Floor Shower Room
- Two Ground Floor Double Bedrooms • Gallery Landing
- Master Bedroom with versatile Dressing Room/Snug • Family Bathroom
- Second First-Floor Double Bedroom • Extensive Grounds & Gardens
- Ample Parking • Two Garages & a Variety Of Outbuildings

Property

Entering the property via the front door we are welcomed by the lobby which opens to the vast conservatory/utility space, this superb room leads out to the rear whilst internally accessing the garage. Fitted units to either side provide space for our laundry appliances and an additional fridge or freezer whilst a sink provides the perfect spot to 'wash up' after an afternoon in the garden. From the entrance lobby we enter the main house via the entrance hall where our stairs rise to the first floor and doors open to the main living spaces. The ground floor shower room is set by the front door with the first of the ground floor bedrooms adjacent offering the perfect space for guests needing single storey facilities. To the front we step into the kitchen, this generous room is fitted with an extensive range of timber fronted wall and base units complimented with granite work surfaces. Space is made for our appliances whilst the sink is set below one of two windows enjoying the views. A door opens to the dining room which again takes in the view and flows open plan into the spacious sitting room allowing the three spaces to work perfectly when entertaining. The sitting room proportions are impressive, a large brick fireplace houses the wood-burner and offers a cosy focal point to the room whilst bi-folding doors span the width of the room enjoying the garden views and opening to the patio. Completing the ground floor accommodation we find the fourth bedroom, currently arranged as an office this large room offers a variety of uses. Climbing the stairs to the first floor the light that flows throughout the home continues with a large window looking onto the gallery area above the stairs. At the head of the stairs the family bathroom is found whilst set to the front a double bedroom enjoys the view of the village pond. Completing the accommodation we find the generous master bedroom, with a full wall of fitted wardrobes. A door opens to the mezzanine looking over the staircase whilst from the bedroom we step open-plan into a vast additional room which offers the perfect dressing room or snug that enjoys a picture window taking in the garden and countryside views beyond. The property benefits from a monitored house alarm & CCTV.









Outside

Approaching the property via Bulls Green Lane, we pass the Duck Pond and are welcomed by the vast frontage of the premises. Two driveways provide ample parking; the first is double-width and leads to the attached garage, whilst the second provides gated access to the side of the house, leading to the second detached garage at the rear and offering vehicular access to the grounds. The front garden is hard landscaped featuring a classic lamp post. Access to the rear is available to both sides of the property, where we arrive on the patio that looks across a large pond and takes in the view of the gardens. The garden is extensive and mainly laid to lawn framed with a variety of shrubs and perennial plants. Fruit trees are scattered throughout the space, providing a range of crops throughout the season. Further outbuildings include a brick building, currently a workroom and garden store, and two large timber sheds are in situ. The rear garden boundary offers open field views and sight of the historic church in the distance.

Location

The property is situated in the delightful Norfolk/Suffolk border village of Toft Monks, within the school catchment for Hobart High School in Loddon and offering superb access to the surrounding market towns and coast. The property is located on a quiet road to the side of an attractive village pond. Toft Monks has a public house 'The White Lion'. A wider range of amenities can be found in the busy market town of Beccles which has many shops, restaurants, schools, pubs and supermarkets and range of leisure facilities. The town is located on the Waveney River which is a gateway to the Broads network. The train station runs direct to London Liverpool Street via Ipswich, and the unspoilt Suffolk coastline with the beaches of Southwold and Walberswick are within easy driving distance.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Air source central heating. Solar Panels
Mains water and electricity. private drainage.

Energy Rating: D

Local Authority:

South Norfolk Council

Tax Band: D

Postcode: NR34 0FR

What3Words: ///result.crop.cluttered

Tenure

Vacant possession of the freehold will be given upon completion.

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.

Guide Price: £525,000



Approximate total area⁽¹⁾
190 m²
2045 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Loddon 01508 521110

Halesworth 01986 888205

Bungay 01986 888160

www.muskermcintyre.co.uk

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.



BUNGAY OFFICE
3 Earsham Street

Bungay
Suffolk

NR35 1AE

Tel. 01986 888160

bungay@muskermcintyre.co.uk