

Church Green, Wattisfield, Diss

Sheridans









Church Green, Wattisfield, Diss IP22 1NS

Guide Price £575,000

A much loved detached architect designed house enjoying a wonderful tucked away setting within private grounds, in the very heart of the picturesque village of Wattisfield. All in about 1/3rd of an acre.

The property is an individual detached family home set well back from the road and surrounded by mature gardens that provide a wonderful sense of privacy and seclusion. Having been carefully maintained by the same family for over twenty years, the property now presents a rare opportunity to acquire a spacious and well-balanced home with excellent scope for personalisation and extension (subject to planning permission), whilst enjoying a particularly attractive village setting.

Approached via a shared private lane, the property stands within established gardens comprising lawns, mature trees, shrubs and well-stocked borders, creating a delightful backdrop throughout the seasons. A driveway provides parking for several vehicles and leads to the detached garage, workshop and useful store building.

The accommodation is arranged around a welcoming reception hall. The impressive sitting room is undoubtedly one of the property's standout features, extending to almost 24ft in length and enjoying a dual aspect that floods the room with natural light. A brick fireplace with wood-burning stove provides an attractive focal point, creating an ideal space for both everyday family life and entertaining guests.

A separate dining room, conveniently situated between the reception hall and the kitchen/breakfast room, provides a dedicated space for family dining and entertaining. Whilst the kitchen/breakfast room is fitted with an extensive range of units, generous work surface space and ample room for informal dining.

Beyond the kitchen is a fully fitted utility room featuring wall-to-wall cupboards, a stacked washing machine and tumble dryer, space for an additional fridge-freezer and a stable door opening directly onto the garden. Accessed directly from the main entrance hall is a separate boot room with its own external access and adjoining cloakroom, making the property particularly well suited to country living.

The first floor continues to impress, with a spacious landing leading to three well-proportioned double bedrooms and a study. The principal bedroom is exceptionally generous in size and benefits from a contemporary en-suite shower area, whilst enjoying attractive views over the surrounding gardens. The remaining bedrooms are served by a family bathroom fitted with a corner bath suite. All three bedrooms benefit from fitted wardrobes, with the third bedroom also featuring fitted cupboards and drawers, together with access to a fully boarded loft via a fixed loft ladder. Whilst the study provides an ideal space for home working, there is a large customised professionally fitted desk with quality materials.

Further benefits include oil-fired central heating, replacement windows and external doors, a boarded loft with fixed ladder, plumbed water softener, alarm system and CCTV installation. The property is offered for sale with no onward chain, making it an especially attractive proposition for purchasers seeking a straightforward move.

Outside

Outside, the beautifully established gardens have been thoughtfully maintained and include extensive lawned areas, mature planting, a summer house and a variety of secluded seating areas from which to enjoy the peaceful surroundings. Within the grounds is a useful brick and flint outbuilding/workshop providing further potential and a separate garage. The workshop has fitted cupboards and worktops. The property stands within grounds extending to approximately one third of an acre.

Location

The property enjoys a tucked-away setting along a private lane, whilst situated in the heart of the village and conservation area. Wattisfield is a well-regarded Suffolk village surrounded by attractive countryside yet conveniently located for access to Diss, Bury St Edmunds and Stowmarket. The village enjoys a thriving community and is well served by nearby amenities in neighbouring villages including Walsham-le-Willows, whilst schooling is available locally with transport links to Thurston Community College.

- Detached family home occupying a wonderful private setting in the heart of Wattisfield
- Impressive dual-aspect sitting room with wood-burning stove
- Kitchen/breakfast room with adjoining utility room
- Dining room, boot room, cloakroom
- Study/home office
- Three double bedrooms, family bathroom, en-suite shower area
- Detached garage, workshop and store with ample parking
- Mature established gardens
- Offered with no onward chain
- All in about 1/3rd of an acre

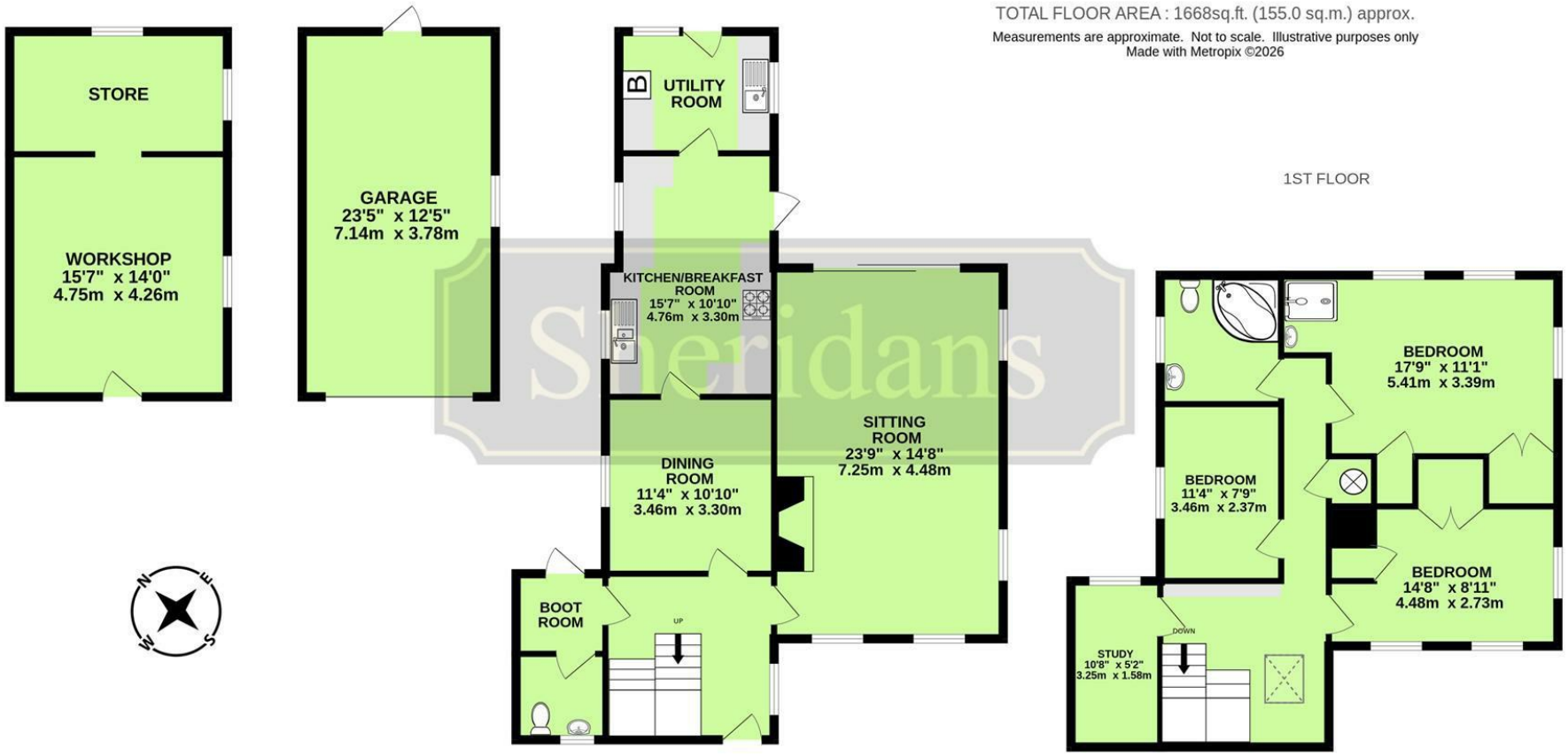
Services
Mains electricity, drainage (with additional sewage pump) and water.
Heating - Oil & Wood Burning Stove
Council Tax: Mid Suffolk Band: E
Broadband speed: Up to 80 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: Very Low Risk (Source gov.uk)







GROUND FLOOR



TOTAL FLOOR AREA : 1668sq.ft. (155.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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1ST FLOOR

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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

Sheridans Estate Agents

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