



Church Road
Ringsfield, Suffolk

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ESTATE AGENTS

Beccles - 2.5 Miles
Norwich - 19.7 Miles
Southwold - 12.2 Miles

Located in a quiet spot on the outskirts of a rural village you will find this fantastic detached property sat in four acres of land. Boasting generous living space over four reception rooms and four double bedrooms including master ensuite, this substantial family home has much to offer.

Accommodation comprises briefly:

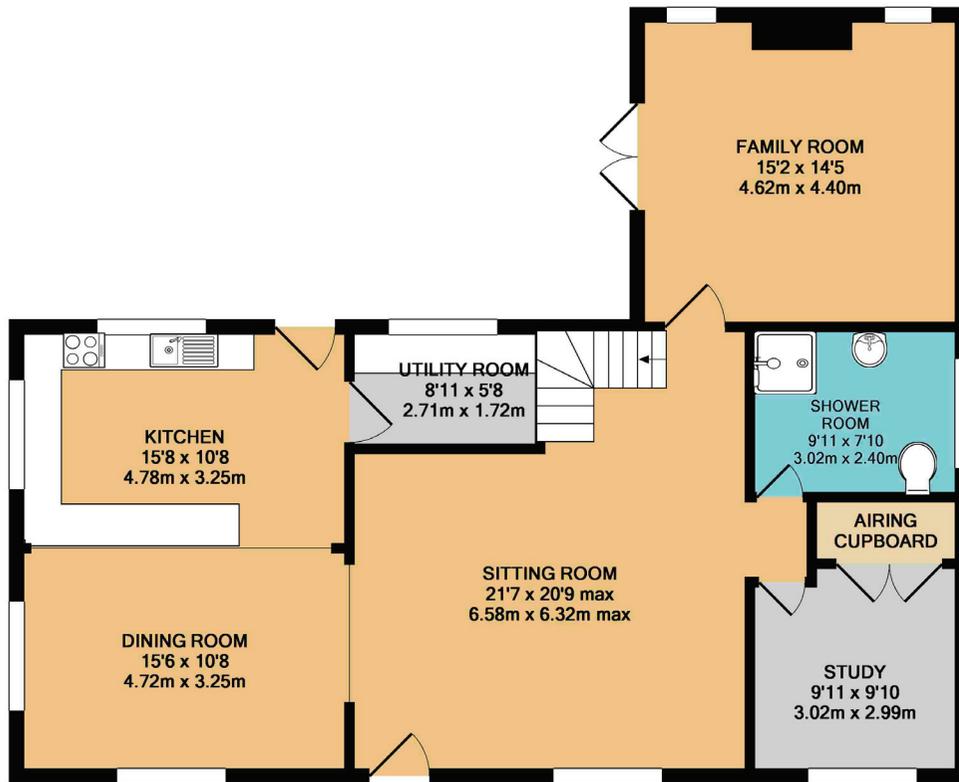
Family Room with Wood-Burner
Dining Room
Kitchen
Sitting room with Fireplace
Study
Shower Room
Master Bedroom with Ensuite
Three Further Double Bedrooms
Family Bathroom



Church Road, Ringsfield, Suffolk

A large family room forms the hub of the ground floor living space, where a modern wood-burning stove forms a cosy focal point and highlights the solid wood flooring found throughout most of the ground floor. The kitchen and dining room are open-plan, providing plenty of workspace, storage and room for a large dining set. To the rear is a separate sitting room, a homely and cosy space to retire to in the evening, with a brick fireplace fitted with wood-burning stove providing the warmth. Completing the ground floor accommodation is a smaller reception room ideal for a study/office that would also work as a downstairs bedroom if required. Opposite you will find a shower room, equipped with shower cubicle, toilet and wash basin. Taking the stairs up, a long landing offers a neat reading area along with access to the remaining rooms. The master bedroom is generous in size and has access to an ensuite bathroom, fitted with shower, toilet and basin. The remaining bedrooms are all generous double rooms with pleasant views over the surround countryside via dormer windows. A family bathroom provides facilities to the first floor, containing a bathtub, toilet and wash basin. To the front of the house is a large expanse of shingle driveway behind a secure five-bar gate that gives masses of parking and leads up to the double garage, fitted with power and light. To the back of the property is a large patio area that links to a path that takes you up the main part of garden, marked by wooden fencing. The remaining land stretches out beyond, with the plot measuring over four acres (STS) which is encompassed by a recently installed wire fence with timber posts, making it animal proof. The overall finish and presentation of the property is fantastic, from top to bottom, inside and out.





GROUND FLOOR
APPROX. FLOOR
AREA 1135 SQ.FT.
(105.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1218 SQ.FT.
(113.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 2353 SQ.FT. (218.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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The property is set in a quiet, rural location on the outskirts of the village of Ringsfield. In the village you will find a public house that serves food and a village hall with children's play area. A full range of amenities can be found in Beccles, just minutes down the road. Beccles is a busy market town with many shops, restaurants, schools, pubs and supermarkets. A market selling fresh produce is held every Friday in the town, there is a local bus station which runs a regular service to Lowestoft, Norwich and many of the smaller villages around. The town is located on the Waveney River which is a gateway to the Broads network. The train station runs a link 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 including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Heating: Oil fired central heating
Water: Mains water
Drainage: Private drainage
Mains electricity

Local Authority:

East Suffolk Council

Council Tax Band: F

Energy Performance Rating: C

Postal Code: NR34 8JZ

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: £650,000



To arrange a viewing, or for additional information please call 01502 710180

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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.