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St James Lane,
St James, South Elmham, Suffolk

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ESTATE AGENTS



Bungay – 7.1 miles
Harleston – 6.3 miles
Halesworth – 6.7 miles
Southwold – 15.1 miles

Basking in a 0.3 acre plot of grounds (STS) in the desirable village of St James, we are pleased to offer this substantial modern family house. To name some of the many features of this impressive home, we have five double bedrooms, master ensuite and dressing room, four generous receptions rooms, double garage, and so much more.

Accommodation comprises briefly:

- Entrance Hall
- Sitting Room with Fireplace
- Conservatory
- Kitchen
- Dining Room
- Utility Room
- Ground-Floor Shower Room
- Two Further Reception Rooms
- WC
- Five Double Bedrooms
- Dressing Room & Ensuite to Master
- Bathroom
- Double Garage



The Property

Stepping over the threshold you find yourself in the entrance hall which gives access to the double garage, WC, and main hallway. From the hall a door opens into the sizable kitchen, which is also linked to the first of the large receptions rooms on offer, currently used as a dining room. An attractive and plentiful range of modern country kitchen style storage units can be found within, along with an integrated double oven, separate five burner hob, fridge and freezer. The dining room measures 15' by 11' leaving plenty of space for a substantial family dining set and also benefits from French doors that can be opened on to the patio. A handy utility room offers further worktop and storage space, along with space for a dishwasher, washing machine, and tumble dryer under the countertop. From here a rear lobby with separate external access forms the ideal spot to kick off boots and hang up coats, and a ground-floor shower room allows for easy rinsing off after a particularly muddy trip. To the end of the hallway is the sitting room; a generous space with cosy inglenook fireplace and French doors that lead out into the conservatory, which in turn opens out to the outside world. The remainder of the ground-floor is left to another two large receptions rooms, giving huge versatility and options for use. Taking the stairs up to the long landing, you will find five double bedrooms and the main bathroom. The master suite consists of a very generous double bedroom with fitted furniture, an open dressing area with fantastic views, and ensuite shower room. The second and third bedrooms are both spacious double rooms with handy vanity units fitted within. The remaining two bedrooms are of a more standard double size, but could easily be combined into one large fourth bedroom if required. Completing the accommodation, the bathroom is fitted with bathtub, corner shower cubicle, toilet and wash basin.



Gardens and Grounds

The house sits centrally within its 0.3 acre plot (STS) leaving a substantial frontage of lawn that's screened from the lane by a mature treeline on the front boundary. From here the driveway leads up to the double garage and plenty of off-road parking beside and in front of the house. The garage is fitted with two up-and-over doors and equipped with power and light. To the right of the house are various outbuildings for garden storage, with room between wide enough for vehicular access to the rear garden if needed. Behind the house is a large paved patio area bordered by a low brick wall, perfect for outdoor dining. A gravel path leads past to the left-hand side of the plot where it widens and flows up the garden, passing mature shrubs and bushes to a decking area that catches the afternoon sun. The rest of the grounds are laid to a substantial area of lawn where beyond the rear boundary has been left open to appreciate the surrounding wildlife and views.

Location

The property is the second on the left as you turn on to St James Lane in the village of St James South Elmham. The village has a church and a village hall, and is located between the two market towns of Bungay and Harleston, with Halesworth also close by. The market town of Harleston provides a good range of schools, nurseries, shops, Post Office, churches, doctor's surgery, dentist, restaurants and pubs. Bungay offers shops, schools, restaurants, The Fisher Theatre (now showing films) and leisure facilities including indoor swimming pool and golf club. Halesworth has a good range of shops and The Cut theatre on its doorstep. The Cathedral City of Norwich is about 40 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 54mins). Diss and Halesworth provide mainline links to London. Diss being 14 miles and Halesworth 6.5 miles . The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a short distance away.



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

Oil fired central heating. Mains water, electricity and drainage connected.

EPC Rating: TBC

Local Authority

East Suffolk Council

Tax Band: F

Postcode: IP19 0HP

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.

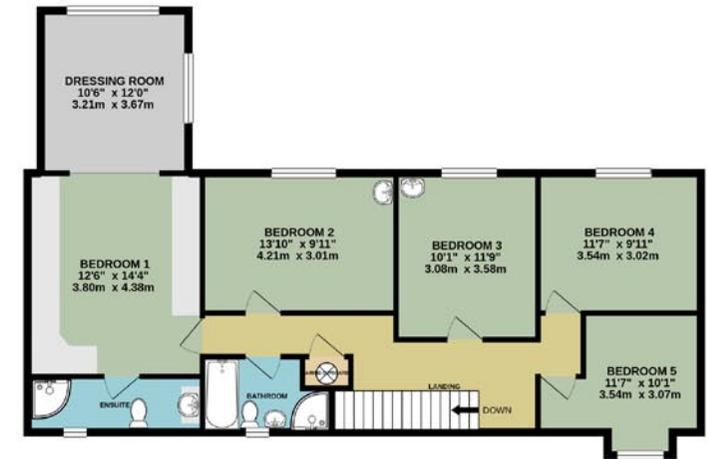
Tenure

Vacant possession of the freehold will be given on completion.

GROUND FLOOR
1645 sq.ft. (152.8 sq.m.) approx.



1ST FLOOR
1007 sq.ft. (93.6 sq.m.) approx.



TOTAL FLOOR AREA : 2652 sq.ft. (246.4 sq.m.) 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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To arrange a viewing, please call 01986 888160

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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.

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