



*Top Road*  
Ilketshall St Andrew, Suffolk



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Superbly positioned, enjoying rolling countryside views both front and rear, this deceptively spacious, detached family home enjoys a generous driveway, double garage and delightful gardens. Internally, we find a large sitting room, kitchen and dining room, utility and ground floor cloakroom, along with three double bedrooms and recently refitted bathrooms on the first floor. Outside frontage provides ample parking and the drive passes secure gates leading to the double garage. The rear gardens offer a range of formal areas and attractive fruit and veg beds along with a summer house taking in the field views.

**Accommodation comprises briefly:**

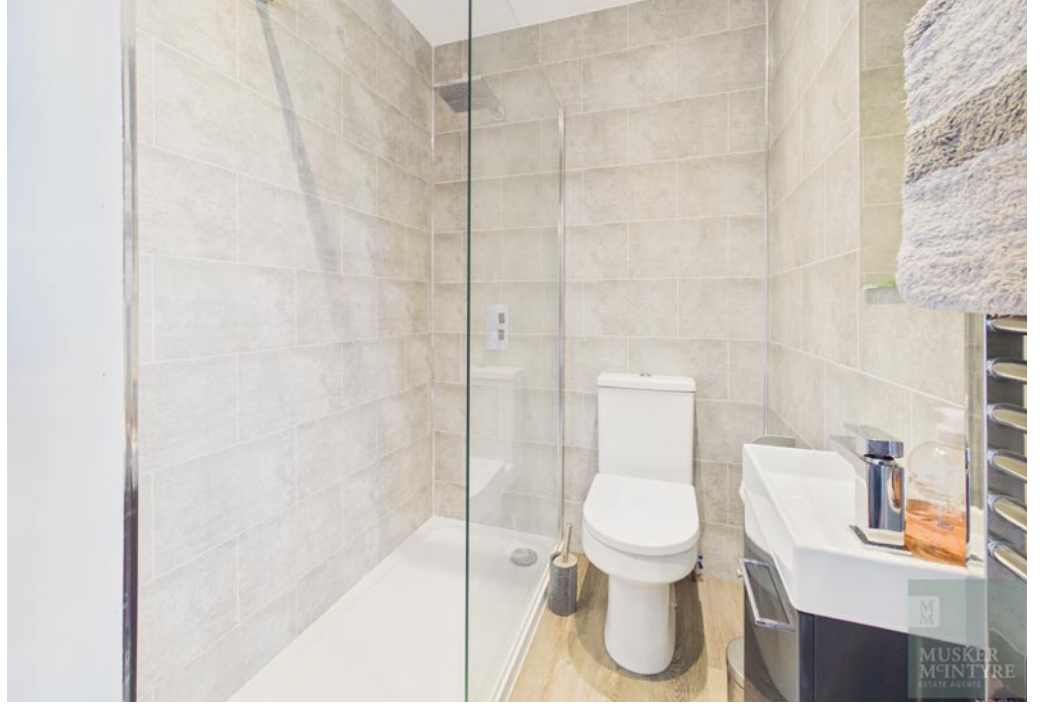
- Entrance Hall • Cloakroom • Sitting Room
- Kitchen • Dining Room • Utility Room
- Main Bedroom & En-Suite • Family Bathroom
- Two Further Double Rooms
- Double Garage • Garden Room/Office
- Stunning Gardens & Views
- Ample Off Road Parking

**Property**

Entering the property via the front door, we are welcomed by the entrance hall where the feeling of space and light that runs throughout the home is instantly apparent. Doors lead to the main accommodation and our dog leg stair case rises to the first floor. Set to the front we find the sitting room, this large dual aspect room is filled with natural light and enjoys the field views over Top Road. A wood-burning stove offers a cosy focal point to the room. Stepping back through the hallway, we pass the ground floor cloakroom and enter the kitchen. The kitchen flows open plan into the dining room, ideal for family life and entertaining alike. The kitchen is fitted with a range of wall and base units set against contrasting wood-effect work surfaces. A fitted oven, hob and extractor feature whilst the sink is set below a window looking to the side of the property. In the dining room, French doors open to the garden, whilst from the kitchen we step into the utility room which in-turn opens to the rear drive. On the first floor, all rooms lead off the spacious landing. Set to the rear two double bedrooms look onto the gardens and views beyond. The family bathroom has been recently re-fitted, offering a modern bath with shower and screen above, w/c and wash basin set to a vanity unit. Completing the accommodation, the impressive main bedroom is of superb proportions and boasts a walk in wardrobe and again re-fitted en-suite which offers a walk in shower. The views from this bedroom are delightful.









## Outside

Approaching the property from Top Road we are welcomed onto the vast driveway providing parking and turning for numerous vehicles. Double gates open to a further secure parking area and gives access to the double garage. At the rear, the garden offers a variety of spaces to enjoy with a large patio leading from the patio doors in the dining room, whilst the utility opens to the rear parking area. The initial formal garden space is laid to lawn and framed with low-lying flower beds and planted shrubs. From here we step through to the kitchen garden space, where brick paths work between established fruit and vegetable beds, along with storage and a greenhouse. A large chicken run is set to the rear boundary and we find a secret patio area nestled amongst the space, which leads to the large garden room/summer house, providing the perfect spot to take in the views.

## Location

The property occupies a superb, rural, village setting yet conveniently located a short drive away from the historic market towns of Bungay, Beccles & Halesworth all of which provide numerous shops, cafes and restaurants, primary & secondary schools, and a range other essential amenities. The Cathedral City of Norwich lies approximately 20 miles to the North with a mainline rail service to London Liverpool Street (approx 1hr 40mins) and an expanding airport on the North side of the city with international flights. Southwold and the unspoilt Suffolk coastline 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

Oil fired central heating. Mains drainage. Mains electricity & water.

Energy Rating: F

## Local Authority:

East Suffolk District Council  
Tax Band: C  
Postcode: NR34 8NN

What3Words: ///unguarded.moral.walked

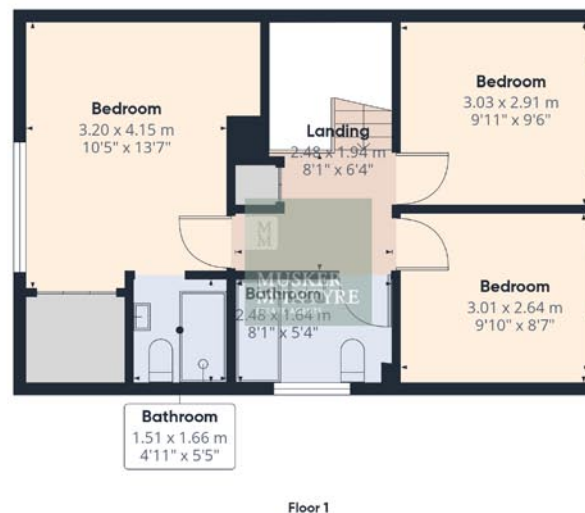
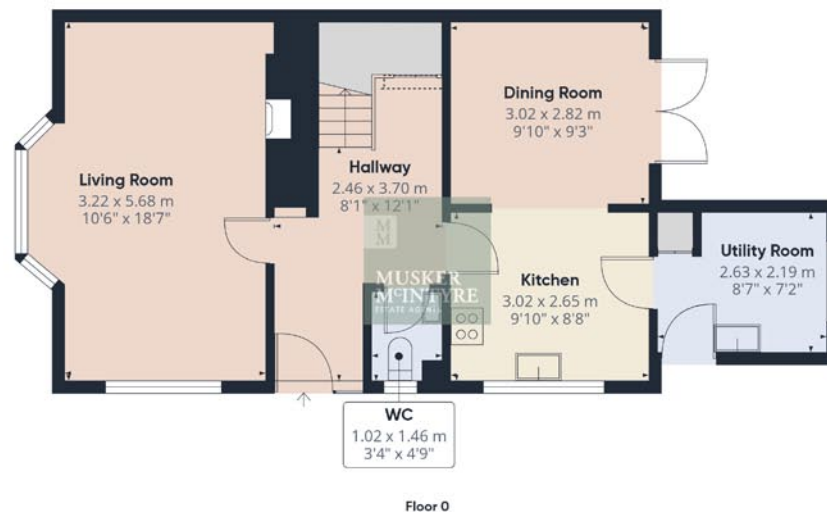
## Tenure

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: £400,000**



Approximate total area<sup>m</sup>  
100.9 m<sup>2</sup>  
1085 ft<sup>2</sup>  
Reduced headroom  
0.2 m<sup>2</sup>  
2 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

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

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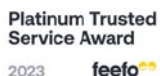
To arrange a viewing, please call 01986 888160

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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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