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Priory Meadows, Darsham, Suffolk,
IP17 3QY
Guide Price £800,000 to £825,000

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- Rarely Available
- Far-Reaching Field Views from Rear
- Immaculate Detached Residence
- Five Bedrooms, Two En-Suite
- Refitted Family Bathroom
- Two Generous Reception Rooms
- 28ft Open Plan Kitchen/Breakfast/Family Room
- Utility Room & Ground Floor Cloakroom
- Double Garage & Ample Off-Road Parking
- Landscaped Rear Garden
- Accommodation Extending to Just Under 3,000 Sq Ft (STS)

Located within the sought-after village of Darsham, this is a rare opportunity to acquire a truly immaculately presented, five-bedroom detached family home, set within a small and exclusive development of just four properties. Built in 2016 and substantially enhanced by the current owners, the property offers spacious, modern accommodation extending to just under 3,000 sq ft (subject to survey). Beautiful far-reaching field views are enjoyed from the rear, overlooking a thoughtfully landscaped garden. Further benefits include a double garage and ample off-road parking.

The pretty village of Darsham is conveniently located between Ipswich and Lowestoft astride the A12 commuter trunk road and is a mixed community surrounded by farmland. The village houses a petrol station which has a well-stocked shop, farm shop with café, public house, and bakers with a bakery school attached. The Darsham railway station is on the Ipswich to Lowestoft line which offers direct rail links into London Liverpool Street Station and there is a bus service into Saxmundham,

Leiston and Aldeburgh. Darsham is close to the historic town of Southwold on the picturesque Heritage Coast which offers a wide range of leisure facilities, shops and the award-winning pier. The area is a designated Area of Outstanding Natural Beauty and offers an abundance of country and coastal walks, including NT and RSPB reserves.

Outside – Front: A sweeping shingle driveway creates an impressive approach to the property offering generous off-road parking and leading to a substantial double garage fitted with replacement electric roller doors. The total parking area has also been increased with a new block-paved area recently added. There are well-maintained lawned areas and an array of shrubs. A pathway guides you towards the wooden double-glazed front door and a gate provides access to the rear garden. **Double Garage:** 17'8" x 16'4" (5.38m x 4.98m) The garage is fitted with two sets of replacement remote-controlled electric roller doors that offer both convenience and security. To the side, a pedestrian door provides easy



access out to the garden, while a double-glazed rear window allows natural light to filter through.

Entrance Hall: An inviting hallway with a double-glazed window to the front, a built-in cupboard with hanging rail providing practical storage for coats, a radiator, and a staircase rising to the first-floor galleried landing with an understairs cupboard. Doors provide access to the cloakroom, dining room, living room and kitchen/breakfast/family room.

Cloakroom: A two-piece suite comprising a low-level WC and hand wash basin, along with an extractor fan and a radiator.

Dining Room: 17'2" x 11'3" (5.23m x 3.43m) The room enjoys a dual aspect, featuring a double-glazed sash window to the front and a double-glazed window to the rear. There are radiators, two wall lights, and a coved ceiling, all contributing to a warm and elegantly finished space.

Kitchen/Breakfast/Family Room: 28' x 19' (8.53m x 5.8m) The kitchen is fitted with an extensive range of modern eye and base units with drawers, complemented by square edge

work surfaces and metro tile splashbacks. A one-and-a-half stainless-steel sink and drainer sits beneath a double-glazed window to the rear, enjoying attractive field views. Integrated appliances include a fridge freezer and Neff microwave/oven combi, with space for a range-style cooker-available under separate negotiation-beneath a built-in extractor hood. There is also space and plumbing for a full-size dishwasher and additional appliance space suitable for a full-height fridge or freezer. A central island provides generous storage, while a peninsular island with breakfast bar creates a natural divide between the kitchen and the breakfast/family area. The room is exceptionally bright and airy, enhanced by a double-glazed bay with French doors opening onto the terrace, offering ample space for a breakfast table and chairs. Further natural light is provided by an additional double-glazed window to the rear. The space is finished with a tiled floor, two radiators, and a door leading to:

Utility Room: 6'9" x 6'4" (2.06m x 1.93m) The utility room is fitted with matching eye and



base units complemented by a square edge work surface incorporating a stainless-steel sink and drainer, with space and plumbing for a washing machine along with further appliance space as required. A double-glazed door opens to the rear, allowing easy access to the garden. The room is finished with tiled flooring and metro tile splashbacks, and also houses the floor-mounted Worcester oil-fired boiler.

Living Room: 19' x 15'3" (5.8m x 4.65m) The living room centres around a wood-burning stove set within a feature brick fireplace, complete with a bressummer beam and tiled hearth, creating a warm and characterful focal point. The room enjoys a dual aspect, with a double-glazed sash window to the front and a further double-glazed sash window to the rear offering far-reaching field views. A coved ceiling and radiators complete the room.

Galleried Landing: The landing has a double-glazed window to the front, a radiator, an airing cupboard, and access to the loft. Doors open to the bedrooms and the family bathroom.

Principal Suite: The particularly impressive principal suite features a generous double

bedroom, a separate dressing area, a luxurious four-piece en-suite bathroom, and a versatile study or nursery.

Master Bedroom: 17'2" x 16'6" (5.23m x 5.03m)

The room is bathed in natural light from two front-facing double-glazed windows and is further enhanced by twin radiators, and a coved ceiling. Two sets of fitted double wardrobes with hanging rail and shelving together with an additional built-in cupboard provide ample storage. An archway leads through to:

Dressing Area: The dressing area has a fitted double wardrobe, a doorway through to the study/nursery, and a door leading to:

En-Suite Bathroom: A luxurious four-piece suite comprising a bath, double-sized shower enclosure, low-level WC and pedestal hand wash basin, complemented by a radiator, half-height tiled walls, and a Velux window to the rear.

Study/Nursery: 16'6" x 9'9" (5.03m x 2.97m) This versatile dual-aspect room is bathed in natural light from two front-facing double-glazed windows and features radiators, a coved ceiling, and access to the loft.



Bedroom Two: 12'11" x 12' (3.94m x 3.66m)

Enjoying far-reaching, uninterrupted views across open fields through a rear-facing double-glazed window, the room features a fitted double wardrobe, a radiator, a coved ceiling, and a door leading to:

En-Suite Shower Room: A stylish three-piece suite comprising a double-sized shower enclosure, low-level WC and pedestal hand wash basin with tiled splashback, along with a radiator and a double-glazed window to the rear.

Bedroom Three: 15'3" x 11'1" (4.65m x 3.38m)

Double-glazed window to the rear with far-reaching, uninterrupted views across open fields, a radiator, and coved ceiling.

Bedroom Four: 12' x 8'4" (3.66m x 2.54m)

Double-glazed window to the rear with far-reaching, uninterrupted views across open fields, a radiator, and coved ceiling.

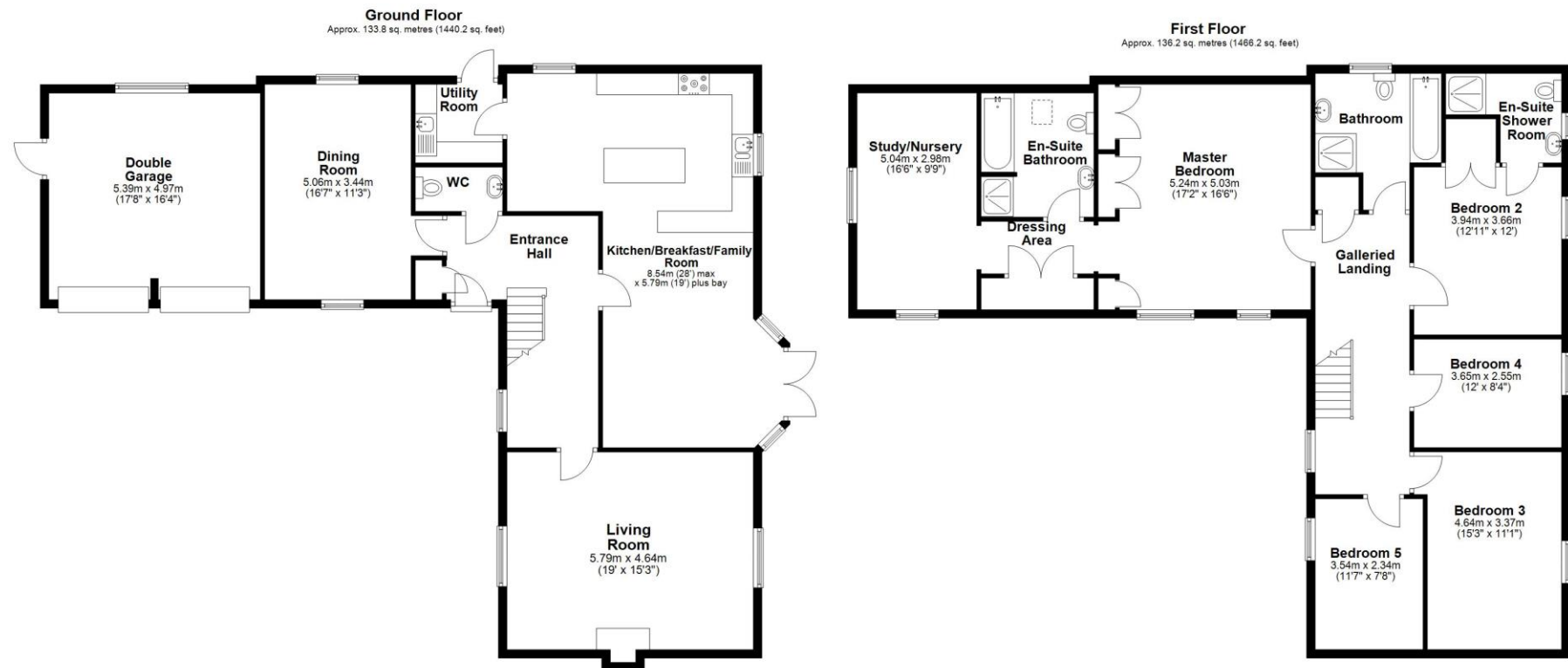
Bedroom Five: 11'7" x 7'8" (3.53m x 2.34m)

Double-glazed window to the front and a radiator.

Family Bathroom: A refitted contemporary four-piece suite comprising a bath with shower attachment, double-sized shower enclosure,

low-level WC and vanity unit with hand wash basin and cupboards beneath providing ample storage. The bathroom is complemented by a radiator, half-height tiled walls, an extractor fan, and a double-glazed window to the rear.

Outside – Rear: The garden has been cleverly landscaped to maximise both privacy and the stunning outlook, with post-and-rail fencing to the rear boundary framing far-reaching field views. Extensively laid to lawn, it also benefits from the recent addition of a generous outdoor terrace, ideal for entertaining. A pathway leads around to the pedestrian door from the utility room and the personal door to the garage. Panel fencing defines both side boundaries, while outside lighting, power, and a water tap add practicality. A charming, enclosed seating area with pergola is interspersed with well-stocked flower beds and shrubs, and gated side access completes this beautifully presented outdoor space.



Total area: approx. 270.0 sq. metres (2906.4 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



Attributes

5 Bedrooms, 3 Bathroom, 2 Reception,

EPC Rating: B

Council Tax Band: F



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