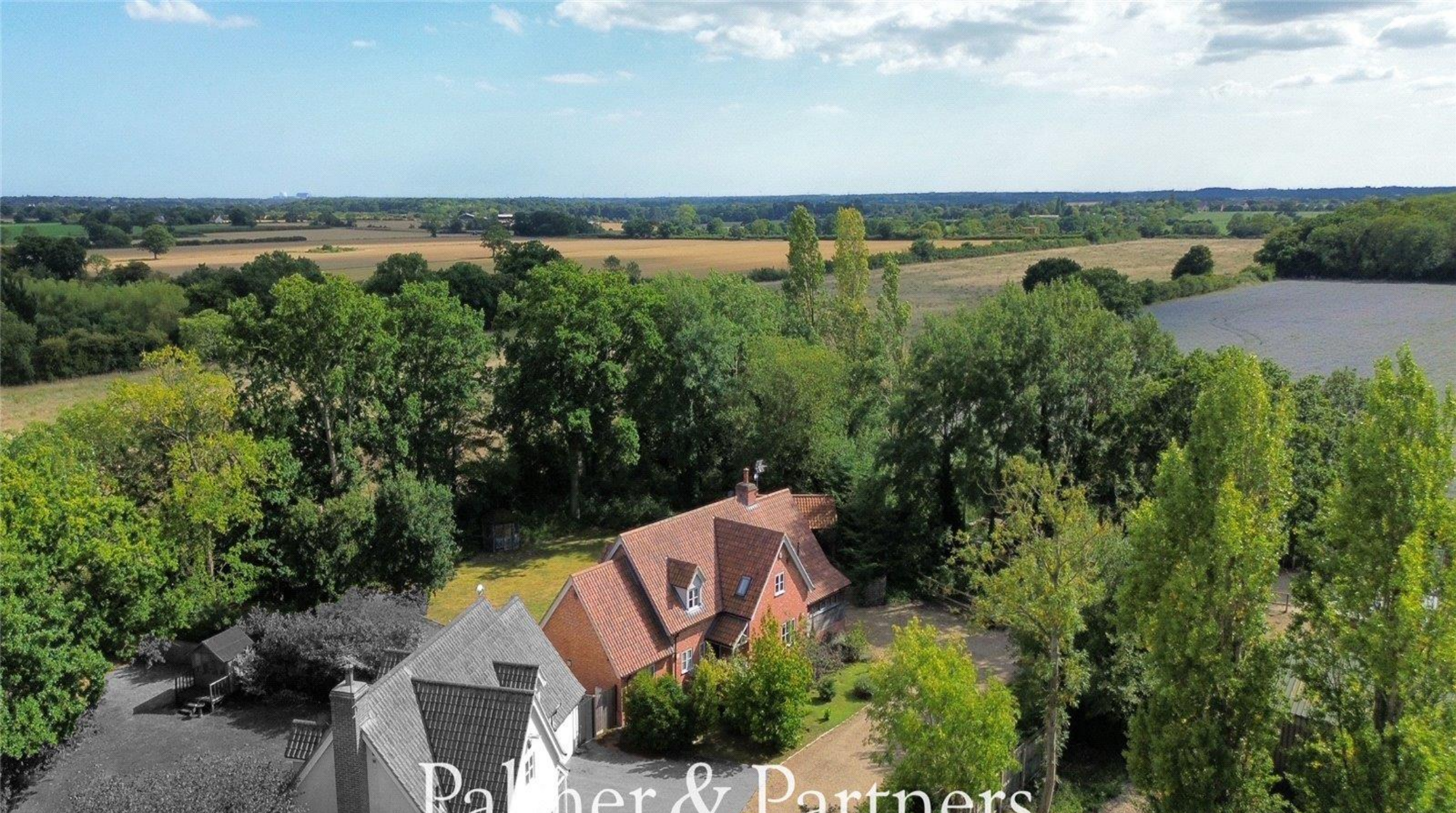




Palmer & Partners



North End Wood, Hinton Road, Darsham,  
Saxmundham, Suffolk, IP17 3QS  
Guide Price £700,000 to £725,000

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- Substantial Detached Family Home
- Four Double Bedrooms
- Master with Dressing Area & En-Suite
- Three Reception Rooms
- Spectacular 20ft Garden Room
- Beautiful Kitchen/Breakfast Room with Pantry
- Four-Piece Family Bathroom
- Large Utility Room
- Ground Floor Cloakroom
- Detached Double Cart Lodge
- Ample Off-Road Parking
- Stunning Rear Garden with Large Summerhouse

Built approximately 15 years ago, this incredible four-bedroom detached family home has been extended by the current owners and is set within a secluded plot on the edge of the idyllic village of Darsham, tucked away at the end of a small close of just two properties. 'The Spinney' is ideally located for easy access to the A12 commuter trunk road and the Heritage coast and benefits from a magnificent rear garden which has its own coppice, a detached cart lodge, and substantial block-paved gated driveway providing ample off-road parking for numerous vehicles. Beautifully decorated throughout with a real classic feel, the property comes with double-glazing throughout and oil-fired central heating.

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.

**Entrance Hall:** Walnut flooring, radiator, coved ceiling, turning staircase with understairs cupboard, and doors to the cloakroom, kitchen / breakfast room and sitting room.

**Cloakroom:** A two-piece suite comprising low-level WC and vanity hand wash basin



with storage beneath and tiled splashback. The cloakroom has a radiator, censored lighting, and double-glazed opaque window to the front aspect.

**Kitchen / Breakfast Room:** 18'10" x 16'4" (5.74m x 4.98m) The beautiful kitchen is fitted with an extensive range of eye level units including display cabinets with under unit lighting, base level cupboards and drawers, and built-in shelving. There are granite work surfaces and upstands, sink and drainer, and a feature centre island with granite work surface and ample storage beneath. The dishwasher and microwave are integrated and there is space for range style cooker with granite splashback and built-in extractor hood over. Also within the kitchen are two vertical radiators, walnut flooring, ceiling inset spotlights, room for a table and chairs, and walk-in pantry which has shelving, double-glazed opaque window to the front aspect and power and light connected. Double-glazed French doors open into the garden

room, there is a double-glazed window to the rear aspect, and from the kitchen is a door through to:

**Dining Room:** 10' x 8'11" (3.05m x 2.72m)

Double-glazed window to the front aspect, radiator, coved ceiling with inset spotlights, walnut flooring, and door through to:

**Utility Room:** 10' x 8'11" (3.05m x 2.72m) The utility room provides ample storage with a floor-to-ceiling cupboard and matching eye and base level units with roll edge work surface incorporating a sink and drainer with tiled splashbacks. There is space and plumbing for a washing machine and space for a further undercounter appliance. Within the utility room is a floor-mounted Worcester oil-fired boiler, coved ceiling, double-glazed window to the rear aspect, and stable door opening out to the rear garden.

**Garden Room:** 20'2" x 10' (6.15m x 3.05m) The spectacular garden room is a particular selling feature with eighteen foldback floor-to-ceiling glass panels which allows this





room to become part of the garden. There is a glass roof, resin flooring, exposed brickwork, and two sets of doors opening out to the rear garden. This is a great room to enjoy uninterrupted views across the garden and can be accessed via the kitchen / breakfast room and sitting room.

**Sitting Room:** 24'9" x 13'1" (7.54m x 4m) A very generous reception room with double-glazed window to the front aspect and bi-fold doors opening through to the garden room. There is a feature multi-fuel burner with polished Portland limestone surround, two radiators, bespoke handmade bookshelves with storage beneath, and door through to:

**Music Room:** 23'11" x 12'6" (7.3m x 3.8m) This room forms the extension and is triple aspect with bi-fold doors opening out to the rear garden, a floor-to-ceiling glass panel to the side and double-glazed high-level window to the front. There is a bespoke handmade unit comprising bookshelves

and cupboard and throughout the room is a limed oak flooring with underfloor heating.

**First Floor Landing:** Built-in cupboard with hanging rail, radiator, and doors to the bedrooms and bathroom.

**Principal Bedroom:** 19'3" x 18'2" (5.87m x 5.54m) The impressive master bedroom is dual aspect with double-glazed windows to the front and rear and has built-in eaves wardrobes and cupboard, two radiators, and ceiling inset spotlights. From the bedroom is a squared opening through to a dressing area which has a floor-to-ceiling built-in double wardrobe with hanging rail and shelving, further walk-in wardrobe with hanging rail and shelving, walnut flooring, and door through to:

**En-Suite Bathroom:** 11'5" x 5' (3.48m x 1.52m) A stylish four-piece suite comprising bath, walk-in shower enclosure with curved screen, low-level WC and hand wash basin. The en-suite has bespoke shelving, tiled walls and floor, heated towel rail, ceiling



inset spotlights, extractor fan, and a Velux window.

**Bedroom Two:** 17'3" x 10'6" (5.26m x 3.2m) A dual aspect bedroom with Velux window to the rear and two feature triangular full-length glass panels to the side; there is a radiator, exposed brickwork, and vaulted ceiling.

**Bedroom Three:** 13'2" x 9'2" (4.01m x 2.8m) Double-glazed window overlooking the rear garden, radiator, and ceiling inset spotlights.

**Bedroom Four:** 11'1" x 8'5" (3.38m x 2.57m) Double-glazed window overlooking the rear garden, radiator, ceiling inset spotlights, and built-in cupboard.

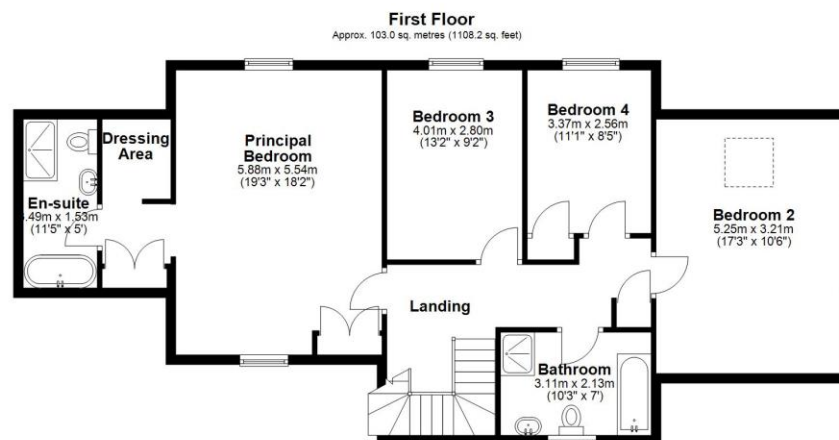
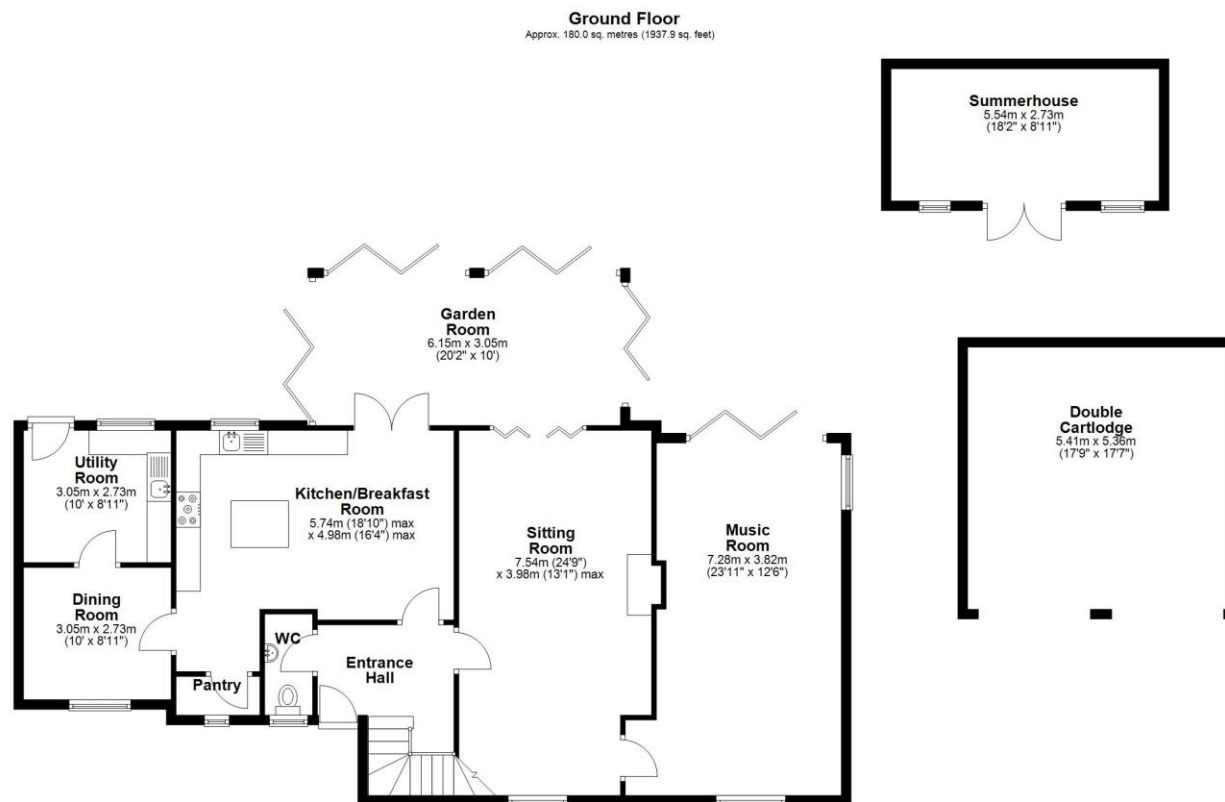
**Family Bathroom:** 10'3" x 7' (3.12m x 2.13m) A stylish four-piece suite comprising bath, walk-in shower enclosure, low-level WC and hand wash basin. The bathroom has tiled walls and floor, heated towel rail, ceiling inset spotlights, and a double-glazed opaque window to the front aspect.

**Outside:** 'The Spinney' is tucked away at the end of a small close of just two properties.

The open front garden is laid to lawn with established flowers and shrubs and has a path to the front door. A five-bar gate opens onto a substantial block-paved driveway providing off-road parking for numerous vehicles with detached double cart lodge measuring 17'9 x 17'7.

The magnificent rear garden is extensively laid to lawn and stocked with an abundance of flowers and shrubs and mature trees; there is a wilded coppice area for birds and other wildlife. Within the garden is an impressive summerhouse, measuring 18'2 x 8'11, with power and light connected. The garden is fully enclosed by post-and-rail fencing and has an outside tap and lighting.

**Agent's Note:** The property has a sewage treatment plant.



Total area: approx. 283.0 sq. metres (3046.1 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

4 Bedrooms, 2 Bathroom, 3 Reception,

EPC Rating: C

Council Tax Band: E



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