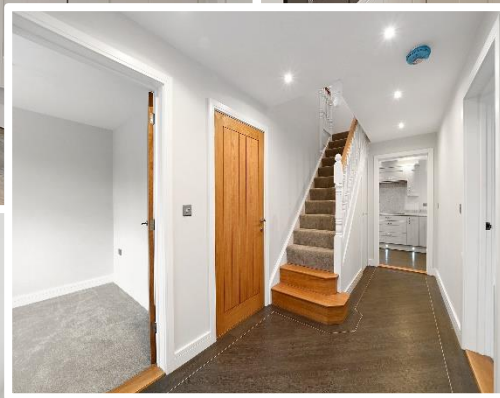




Mulberry House
Wingfield, Suffolk

**DAVID
BURR**



Mulberry House, Church Road, Wingfield, Suffolk, IP21 5RA

Wingfield is a small, rural village with a public house, church and home to Wingfield Barns operating as an arts, theatre and function venue. Whilst rural, the village is far from being isolated and there are local shopping facilities in the large village of Stradbroke just 3 miles away together with secondary schooling, sports facilities and doctors. The local town of Harleston is just 5 miles away and retains a good many local independent retailers as well as some larger ones. The larger town of Diss (10 miles) has a mainline rail service to London Liverpool Street taking around 90 minutes.

An exceptional four-bedroom detached family house that occupies an enviable corner position in this highly sought area Suffolk area. Mulberry House has been meticulously designed and presented to the highest of standards throughout offering quality finishings whilst boasting substantial accommodation to both floors. Mulberry House is fitted with all necessary modifications as expected with a new build property including underfloor heating, en suite facilities, study, utility room and open plan kitchen/dining room. This superb property sits within a corner plot allowing gardens to wraparound the property and enjoys countryside views to the front.

An exceptional newly constructed four-bedroom detached house that occupies a delightful corner position with countryside views to the front.

Part glazed entrance door to;

ENTRANCE HALL: A large welcoming area having bespoke staircase rising to first floor with understairs cupboard beneath. Wooden doors opening through to;

SITTING ROOM: 15'3 x 12' (4.66m x 3.66m). A substantial double aspect room having doors opening to a terrace area ideally placed to enjoy warm summer days.

KITCHEN/DINING ROOM: 30'8 x 11'1 (9.34m x 3.39m). An excellent space cleverly designed into two distinctive areas with the kitchen area fitted with matching wall and base units under quartz work preparation surfaces incorporating a 1½ bowl sink unit with single drainer and mixer tap and induction hob. Further integrated appliances include Belling eye level double oven, fridge freezer and dishwasher. Tiled flooring leading through to the designated dining area, a wonderful double aspect space again having double doors opening to the rear terrace allowing one the potential for al fresco dining. Door to;

UTILITY: 8'1 x 6' (2.47m x 1.83m). Fitted with matching wall and base units as a continuation of the kitchen with quartz worktops. Space for washing machine and tumble dryer. Door to garage.

STUDY: 8'1 x 7'9 (2.46m x 2.37m). Located to the front of the house and would lend itself to a multiple of uses if so required, however is excellently placed to be a home office with front aspect and views of the countryside beyond.

CLOAKROOM: Having W.C with encased cistern and wash hand basin with mixer tap and vanity unit surround with cupboard beneath.

First floor

LANDING: A large inviting area with built-in storage cupboard and doors to;

BEDROOM 1: 16'1 x 12'8 (4.90m x 3.87m). An excellent substantial room with front aspect, built-in cupboard to eaves. Door opening through to;

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EN SUITE: 11'6 x 5'7 (2.31m x 1.9m). Having corner shower cubicle with part tiled surround, W.C., wash hand basin with mixer tap, vanity unit and cupboard beneath. Heated towel rail

BEDROOM 2: 15'1 x 10'10 (4.60m x 3.30m). A substantial room with front aspect offering wonderful views of the countryside beyond. Door opening to;

EN SUITE: 8'2 x 5'11 (2.48m x 1.80m). Fitted with large walk-in shower cubicle with part tiled surround, wash hand basin with mixer tap and vanity unit with cupboard beneath, and W.C. Heated towel rail.

BEDROOM 3: 12'10 x 10'8 (3.91m x 3.24m). Again a generous size with wonderful front aspect views of the countryside beyond.

BEDROOM 4: 11'7 x 10'8 (3.52m x 3.24m). A double room having side aspect of the garden.

BATHROOM: 11'6 x 5'7 (3.51m x 1.69m). An excellent suite fitted with corner shower cubicle having part tiled surround, panelled bath, W.C., wash hand basin with mixer tap having vanity unit surround and cupboard beneath. Heated towel rail.

Outside

The property sits towards the centre of its plot and is approached via a driveway which affords off street parking for multiple vehicles that leads to the adjoining **GARAGE** with electric up and over door, built in cupboard, personal door to the rear, power and light connected. Rear aspect and internal door opening back into the utility room.

The remaining grounds have a well-placed terrace area to the side and rear which in turn is believed to bordered by predominantly lawn area. Mature hedging creates a natural border. Countryside views to the front.

SERVICES: Mains drainage and electricity are connected. Drainage is a Klargest water purification system. Underfloor heating to the ground floor and radiators to the first floor. Air source heat pump. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council.

EPC RATING: B

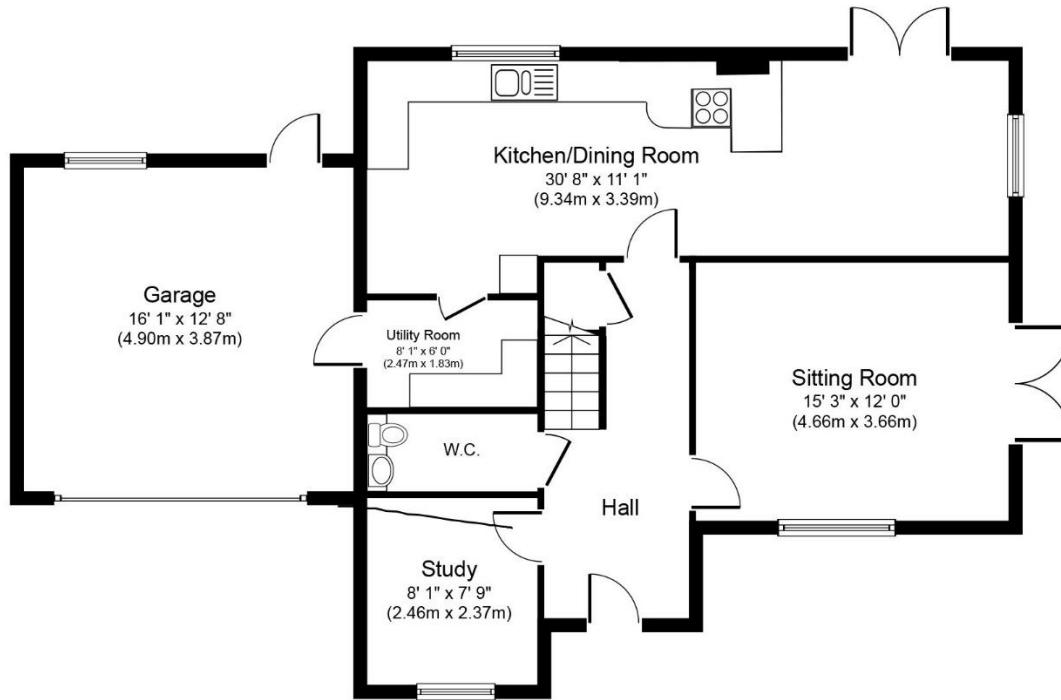
VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

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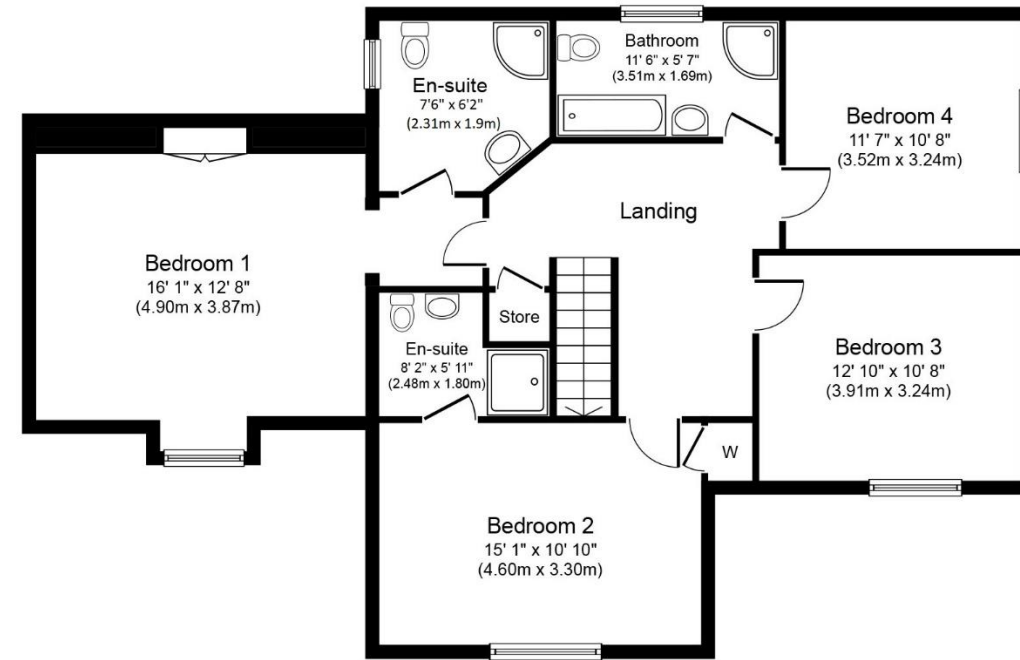
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Ground Floor
Approximate Floor Area
1,023 sq. ft.
(95.0 sq. m.)



First Floor
Approximate Floor Area
1,023 sq. ft.
(95.0 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 or tenant. 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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