



The Common | Stuston | IP21 4AB
Offers Over £675,000

twgaze

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Tranquil setting of The Common, Stuston. Impressive detached residence. Just under half an acre of beautifully landscaped gardens. Striking architect-designed family room that features panoramic views allowing for an abundance of natural light. No onward chain.

- Guide Price: £700,000 - £720,000
- Spacious detached family home
- Semi-rural position
- Just under half an acre of beautiful gardens
- Large driveway, double garage and useful workshop in the garden
- Architecturally designed family room
- No onward chain

Location

Stuston enjoys a semi-rural position within the Suffolk countryside, being just over the county border with Norfolk and a couple of miles from the vibrant market town of Diss where national supermarkets, a golf course and leisure centre, schooling for all ages, healthcare facilities and transport links can be found. Within Stuston is a well-regarded farm shop, stocking meats, fruit and veg, and dairy, an artisan bakery and fresh fish supplier. A Montessori children's day care nursery is also located in Stuston





Property

Built in the 1990s by the highly regarded local builder Danny Ward, and later substantially extended by the current owners, this impressive family home now offers a flexible and spacious layout ideal for modern living. On arrival, double entrance doors open into a bright and welcoming reception hall, setting the tone for the generously proportioned accommodation throughout. The living room is a beautifully light space, benefitting from dual-aspect windows and French doors that lead out to the rear terrace. A separate dining room provides an elegant setting for entertaining, and while currently enclosed, there is potential to open it into the kitchen if desired. A large utility room and a ground floor shower room are conveniently accessed from the hall, enhancing the home's practicality.

One of the standout features of the property is the architect-designed family room - designed by renowned local architect Peter Codling, a stunning later addition with panoramic views of the rear garden and multiple doors opening directly onto a substantial rear terrace – perfect for entertaining or enjoying peaceful afternoons at home. Above the double garage, a versatile bonus room offers ideal space for a home office or, with some adaptation, a fifth bedroom. Upstairs, the principal bedroom suite is a generous retreat, featuring a large en suite bathroom with a corner bath, low-level WC and hand basin. The remaining bedrooms are well-sized and filled with natural light, supporting the home's flexible layout.

Outside

The property sits proudly within a generous plot of just under half an acre. A sweeping driveway leads up to the front of the house, offering ample parking and access to a double garage. The rear garden has been thoughtfully landscaped and planted with a variety of mature trees, creating an attractive and tranquil setting. The lawn is extensive and features a wildlife-friendly pond as a peaceful focal point. A pedestrian walkway leads to a further area of garden, where you'll find a useful workshop – ideal for hobbies, storage, or conversion, subject to the necessary consents.

Services

Mains electricity and water are connected, Mains drainage. Heating via an Oil Boiler

How to get there

What3Words ///third.candy.landlady

Freehold

Council Tax: F

Ref: 2/19872/KH



Energy Efficiency Rating	
Current	Potential
EU Directive 2002/91/EC	
England & Wales	
Not energy efficient - higher running costs	
A	100 points
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)
Very energy efficient - lower running costs	
55	65

Total area: approx. 292.5 sq. metres (3148.7 sq. feet)



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