



10 GREENSIDE  
DARSHAM, IP17 3FB



Situated within a highly sought-after new build development in the popular village of Darsham, this beautifully presented three-bedroom link-detached home is just three years old and enjoys stunning open field views to the rear.

The well-planned ground floor accommodation comprises a generous sitting room which flows seamlessly into a modern kitchen/dining area, perfectly positioned to take advantage of the outlook across the fields. Double doors open directly onto the rear garden, creating an excellent space for entertaining and indoor-outdoor living. A convenient cloakroom completes the ground floor. To the first floor are three well-proportioned bedrooms, including a principal bedroom benefiting from a built-in wardrobe and en-suite shower room. The remaining bedrooms are served by a contemporary family bathroom, with the layout further enhanced by ample storage throughout. Bedroom two benefits from good size velux windows and bedroom three has built in storage. Externally, the property enjoys an attractive frontage and a good-sized rear garden backing directly onto open fields, offering a wonderful sense of space and scenic views to watch all seasons pass by. Parking is well catered for with a carport providing spaces for two vehicles, and additionally there is a

single garage. Modern, stylish and immaculately maintained, the property also benefits from the remainder of a 10-year NHBC warranty, with approximately seven years remaining, offering peace of mind for the next owner. An excellent opportunity to acquire a nearly new family home in a desirable village setting.

#### TENURE

Freehold

#### SERVICES

All mains' services are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

#### VIEWING

Strictly by appointment with the agent's Southwold Office.

#### LOCAL AUTHORITY

East Suffolk Council. Council tax band D

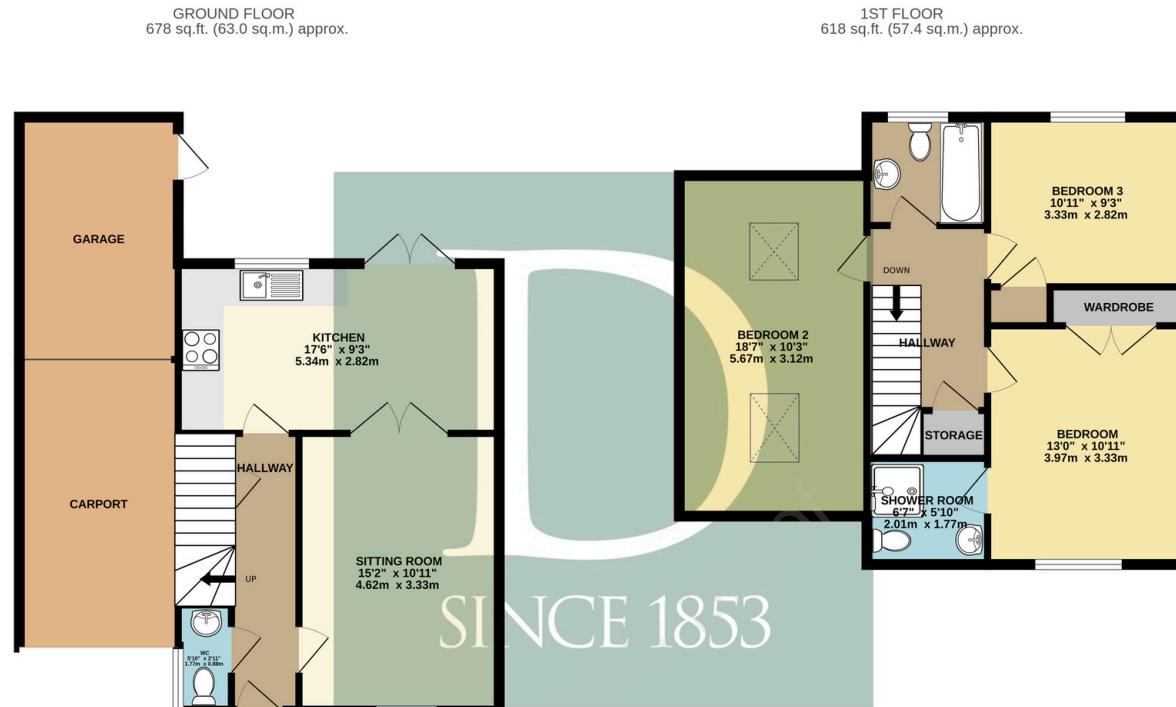








## FLOOR PLAN



TOTAL FLOOR AREA: 1296 sq.ft. (120.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features 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. 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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### CONTACT US

Durrants, 98 High Street, Southwold, Suffolk, IP18 6DP

Tel : 01502 723292

Email : [southwold@durrants.com](mailto:southwold@durrants.com)

