

A stunning single storey dwelling with superb open-plan kitchen/dining room, within the village of Kenton, between Debenham and Framlingham.

Offers in Excess of
£700,000 Freehold
Ref: P7502/C

Merryville
Eye Road
Kenton
Suffolk
IP14 6JN



Hallway, 24' x 16' ft sitting room, 17' x 19' ft kitchen/dining room, utility area, four bedrooms, ensuite shower room, bathroom and storeroom.

Extensive off road parking. Front and rear gardens that in total, extend to over 0.5 acres.

Garden sheds, studio and hot tub.

Contact Us



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Location

The village of Kenton is tucked away in rural Suffolk and easily accessible to nearby Debenham which is approximately 3 miles. This large village offers excellent facilities including sought-after primary and secondary schools, public houses, newsagent, post office, butcher/delicatessen, Co-op, vets, doctors surgery, hardware store and antique shops. In addition is a sports/community centre. The historic market town of Framlingham, with its medieval castle and further day-to-day facilities, is 7.5 miles to the east, and Eye is 8 miles to the north-west. Both offer excellent schooling and further shops and services. Kenton is 17 miles to the north of the county town of Ipswich, and from here there are direct trains to London's Liverpool Street station that are scheduled to take just over the hour. The train can also be caught at Diss, 10 miles, or Stowmarket, which is within 12 miles. The Heritage Coast is within about 21 miles, with the popular centres of Southwold, Walberswick, Aldeburgh and Orford all within easy driving distance.

Description

Merryville is a most impressive single storey dwelling which is presented to a particularly high standard. The original bungalow is believed to date from the 1970s, built of brick and block construction under a tiled roof. A stunning extension was added in 2021 to create a kitchen/dining room which has a glazed gable which takes full advantage of the views over the garden and farmland beyond. The rest of the dwelling was refurbished at the same time and the property now has contemporary double glazed windows throughout and impressive bathrooms.

A front door provides access to the hallway that has built-in cupboards and doors off to the sitting room, kitchen/dining room, bedrooms and bathroom. The particularly spacious sitting room is triple aspect and has sliding doors opening to the rear patio. There is a fireplace which is home to a woodburning stove. The hub of the property is the superb kitchen/dining room. The kitchen area is fitted with a modern range of high and low level wall units where there is an integrated fridge-freezer, dishwasher, drinks fridge and range cooker with extractor fan above. In addition, there is a woodblock work surface with an inset stainless steel sink with cold and boiling water taps. Throughout the room are recessed spot lighting and a contemporary tiled floor. The glazed gable which reaches into the apex overlooks the rear patio and a garden. In one corner of the kitchen there is a fitted bar. Off this is a lobby with utility cupboard which has space and plumbing for a washing machine and tumble dryer.

There are four double bedrooms, the first of which is dual aspect and has French doors opening to a south facing patio. Off this is an en-suite with shower, WC and hand wash basin. The three further bedrooms are all doubles and one has a fitted, mirror-fronted wardrobe and another a store which could be adapted into an en-suite. The spacious bathroom has a roll top bath, shower, WC and hand wash basin.

Outside

To the front of the dwelling is an extensive area of brick paved parking for a number of vehicles. Adjacent to this is garden. Beyond the parking area is fencing and a high level gate leading to a storage area which would be ideal for a motorhome or boat. Here there are sheds and a five bar gate leading to the rear garden. A sandstone patio abuts the rear of the dwelling and wraps around to one side. Here there is also an area of decking and a hot tub. There is a large area of lawn and a number of planted trees including a mature olive. Here there is also an excellent studio with bifold doors to the front. This has power and internet connected. The rear garden measures approximately 115' x 100' and is fully enclosed by hedging and fencing. It enjoys terrific views over the neighbouring countryside. In all, the grounds extend to approximately 0.54 acres.









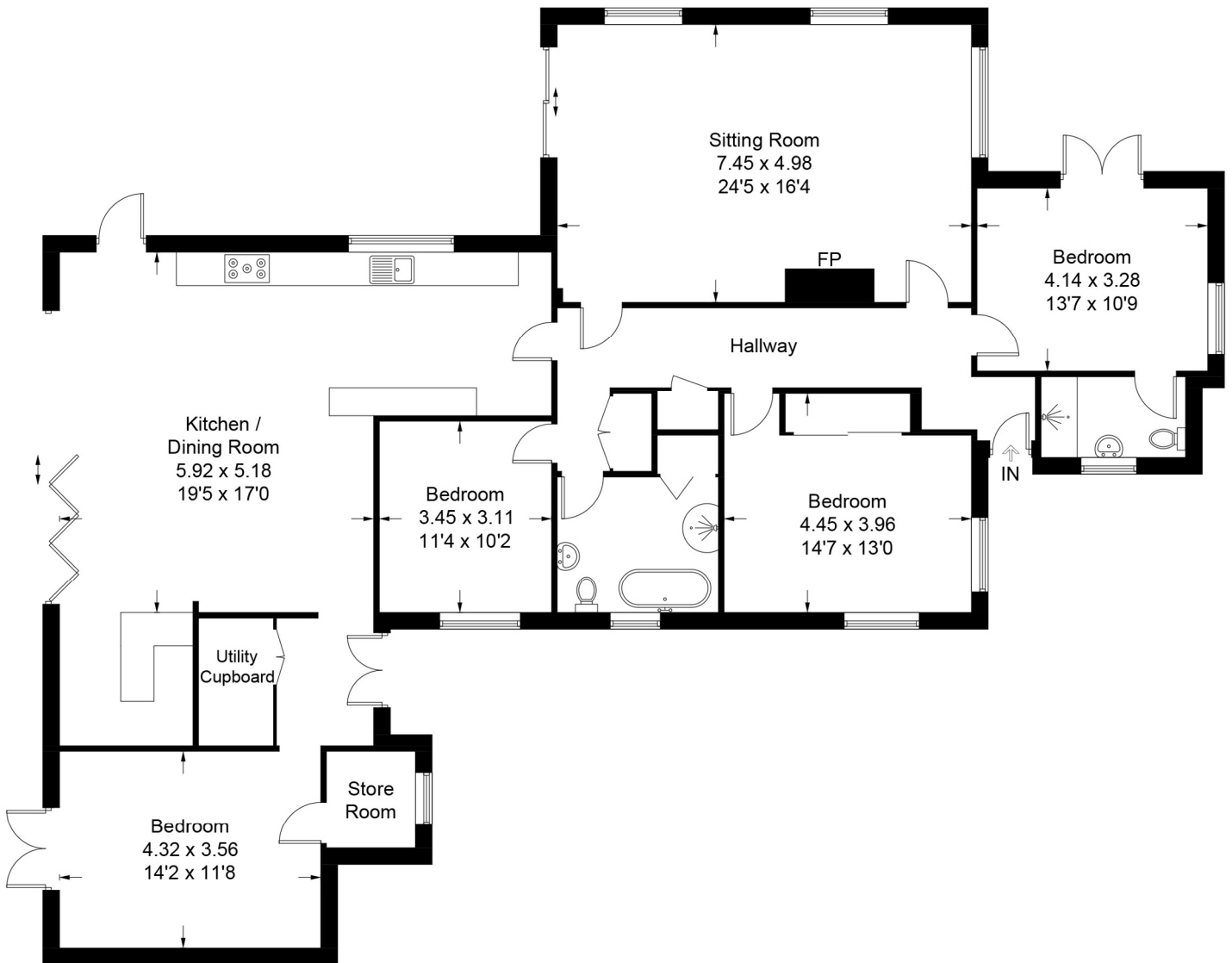






Merryville, Kenton

Approximate Gross Internal Area = 173.7 sq m / 1869.7 sq ft





Viewing Strictly by appointment with the agent.

Services Mains water and electricity. Modern private drainage plant. Propane gas. Gas fired central heating.

Broadband To check the broadband coverage available in the area click this link –
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link –
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = C (Copy available from the agents upon request)

Council Tax Band E ; £2,754.95 payable per annum 2024/2025

Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0300 1234000

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. The Vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

December 2024

Directions

From the A1120 at Ashfield, proceed in a northerly direction through Ashfield and into Kenton. Continue through the village and having passed Anchor Storage on the right hand side, continue until Merryville is found on the right hand side.

For those using the What3Words app: [///subtle.phones.lecturing](https://www.what3words.com/#!/subtle.phones.lecturing)



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