



Ilketshall St. Andrew, Suffolk

Guide Price £600,000

- Executive Five Bedroom Detached Home
- Kitchen with Separate Dining and Utility Room
- Principal Suite with Built in Wardrobe and Ensuite
- £600,000-£650,000 Guide Price
- Downstairs Office or Sixth Bedroom
- Family Bathroom with Luxury Four Piece Suite
- Living Room with Bifolds and Separate Snug
- Double Garage with Ample Parking
- Set on a Substantial Plot with Large Rear Garden & Field Views

Tooks Common Lane, Ilketshall St. Andrew

Tooks Common Lane in Ilketshall St. Andrew, Suffolk (NR34 8HS) lies in a peaceful rural setting surrounded by open countryside, farmland, and traditional Suffolk woodland. The lane sits within a small, scattered village community just south of Bungay, offering a quiet, scenic environment while still providing convenient access to nearby amenities. Country walks, bridleways, and green spaces are close by, giving the area a distinctly tranquil and nature-rich character. Despite its secluded feel, Tooks Common Lane benefits from good road links to surrounding villages and market towns, making it an attractive location for those seeking a balance of rural living and accessibility.



Council Tax Band:



DESCRIPTION

Set on a substantial plot in the peaceful village of Ilkeshall St Andrew, this impressive five-bedroom detached executive home offers spacious, versatile living throughout, beginning with a grand entrance hall and sweeping staircase leading to a dual-aspect living room with a brick-built fireplace, wood burner, front window and rear bifold doors, a separate snug, and a downstairs office that could serve as an additional bedroom; the well-appointed kitchen features fitted units, a central island and space for all appliances, flowing into a formal dining room with further bifold doors, while a separate utility room provides extra appliance space and access to the front; upstairs offers five bedrooms including a principal suite with an ensuite and built-in wardrobes, two additional bedrooms with built-in storage, and a large, flexible landing ideal as an office or games area, all served by a luxury four-piece family bathroom with a corner roll-top bath and walk-in shower; outside, the property boasts a substantial driveway with ample parking, a powered double garage, and a generous rear garden mainly laid to lawn with a patio ideal for entertaining and attractive field views beyond the boundary.

LIVING AREAS

The home offers two superb living spaces designed for both comfort and versatility: the main living room, a spacious dual-aspect reception featuring a charming brick-built fireplace with wood burner, a large front-facing window that fills the room with natural light, and bifold doors opening directly onto the rear garden, creating an effortless indoor-outdoor flow; and the snug, a cosy additional reception room perfectly suited for relaxed downtime, offering ample space for a sofa and TV, making it an ideal spot for reading, gaming, or enjoying quieter evenings away from the main living area.

HOME OFFICES

This home offers excellent flexibility for those needing dedicated office space, with two separate work areas thoughtfully positioned within the property. Downstairs, a well-proportioned office provides an ideal private workspace, with enough room for a desk, storage and additional seating, equally suitable for use as a sixth bedroom if required. Upstairs, the large landing creates a second versatile office area, offering ample space for a desk or workstation, natural flow from the bedrooms, and the potential to double as a study zone, creative nook or games area, ensuring the home caters effortlessly to modern living and remote working needs.

KITCHEN, FORMAL DINING ROOM & UTILITY

The kitchen, dining room and utility form a highly functional and well-connected hub of the home, designed with both everyday living and entertaining in mind. The kitchen features a stylish range of fitted units and a central island, with ample space for all appliances and a practical layout that suits both cooking and socialising. A door leads directly into the formal dining room, a beautifully light space enhanced by bifold doors opening onto the rear garden, creating the perfect setting for family meals and gatherings. Completing the arrangement is the separate utility room, offering additional appliance space, valuable storage and convenient access to the front of the property, ideal for keeping household tasks tucked neatly away from the main living areas.

BEDROOMS

The property offers five well-proportioned bedrooms, with the added flexibility that the downstairs office could be used as a sixth bedroom if required. All bedrooms are fitted with carpets and feature windows that flood each room with natural light, creating bright and inviting spaces. The principal bedroom is a generous retreat, featuring built-in wardrobes and its own ensuite, providing a private and peaceful space to unwind. Two further bedrooms also include built-in wardrobes, offering excellent storage without compromising floor space. The remaining bedrooms are equally versatile, ideal for children, guests, or hobby spaces, ensuring the upper floor and flexible ground-floor layout can adapt effortlessly to a variety of household needs.

BATHROOM, ENSUITE & W.C

The property benefits from thoughtfully designed bathroom facilities to cater to the whole family. The principal bedroom ensuite offers a modern, private space for the homeowners, while the luxurious family bathroom upstairs features a four-piece suite, including a corner roll-top bath, walk-in shower, WC, and sink, combining elegance with practicality. Additionally, a convenient downstairs WC serves the ground-floor living areas, providing functionality for both residents and guests.

OUTSIDE & GARAGE

The outside areas of this property are as impressive as the interior, being south facing and offering both practicality and enjoyment. At the front, a substantial driveway provides ample parking, leading to a double garage with power, ideal for vehicles, storage, or a workshop. To the rear, the garden is mainly laid to lawn and complemented by a generous patio area, perfect for alfresco dining

and entertaining. Beyond the garden boundary, the property enjoys attractive field views, creating a sense of space, privacy, and a tranquil rural outlook.

TENURE

Freehold

SERVICES

Oil heating, sewerage treatment plant, mains electricity and water
Solar Panels - Freehold - FIT payments from Scottish Power - Can easily be transferred to new owner. No battery storage currently installed, so energy feeds back to the grid. Generates roughly £800-£1000 income annually.

OUTGOINGS

Council Tax Band E

VIEWING ARRANGEMENTS

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.

Email: beccles@flickandson.co.uk

Tel: 01502 442889 Ref:JD/20951

FIXTURES AND FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise





GROUND FLOOR
1273 sq.ft. (118.3 sq.m.) approx.

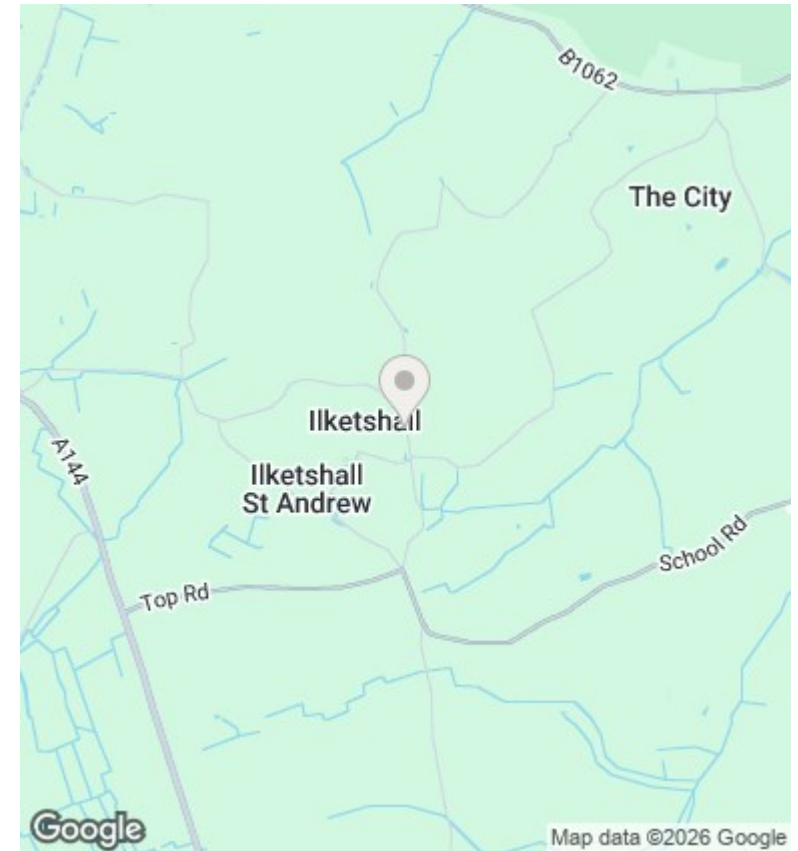


1ST FLOOR
1293 sq.ft. (120.1 sq.m.) approx.



TOTAL FLOOR AREA : 2566 sq.ft. (238.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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. 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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Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

Floorplans

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	81
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com