



Shadingfield, Suffolk

Guide Price £400,000

- £400,000 - £425,000 Guide Price
- Modern and Contemporary Design Throughout
- Driveway with Ample Parking
- Extended Three Bedroom Semi Detached Home
- Three Double Bedrooms
- Fully Enclosed Rear Garden with Decking
- Extended Rear Kitchen with Large Island
- One Bathroom & One Shower Room
- EPC - D

London Road, Shadingfield

Shadingfield, located in the NR34 postcode of Suffolk, is a peaceful rural village nestled amid gently rolling countryside between Beccles and Halesworth. Known for its scenic farmland and traditional charm, the area offers a tranquil setting while remaining within easy reach of the A145, providing convenient links to the Norfolk Broads and Suffolk coast. The village features a friendly local community, a historic church, and access to scenic walking routes, making it an appealing spot for those seeking a quieter pace of life with countryside views.

 3  2  3  D

Council Tax Band: B



DESCRIPTION

This extended three-bedroom semi-detached home offers spacious and versatile living, perfect for modern family life. Upon entry, you're welcomed into a warm and inviting snug, ideal as a home office, study, or formal dining room. The cosy living room features a charming wood burner, creating the perfect spot to relax on cooler evenings. To the rear, the impressive extension opens up into a stunning open-plan kitchen/dining/living area, designed with both style and functionality in mind. The kitchen is fitted with a substantial island complete with quartz worktops and a composite sink, plus dedicated space for a double oven and American-style fridge freezer. Bifold doors lead out to the garden, seamlessly blending indoor and outdoor living. A separate utility room and a family bathroom complete the ground floor. Upstairs, the property boasts three generously sized double bedrooms, all with fitted carpets, and a contemporary family shower room featuring a sleek three-piece suite. Outside, the property continues to impress with a large, newly fenced driveway providing ample off-road parking. The rear garden is a peaceful retreat, offering a decked seating area, a lawned section, space for a vegetable patch, and a charming wood cabin, all enclosed by mature shrubbery for added privacy. This well-presented home combines character, comfort, and practicality in a sought-after rural setting.

LIVING AREAS

The property offers two versatile and well-appointed reception rooms, ideal for both relaxation and flexible family living. At the front of the home, the snug provides a quiet and adaptable space that can be used as a cosy sitting area, formal dining room, or a dedicated home office, perfect for modern lifestyles. The main living room is a warm and inviting space, centred around a characterful wood-burning stove that adds both charm and comfort, making it an ideal spot for unwinding in the evenings. Tastefully decorated and well-proportioned, this room offers a welcoming atmosphere for everyday living or entertaining guests. Together, the snug and living room provide excellent versatility, allowing the layout to adapt seamlessly to a range of needs.

KITCHEN

The heart of the home is the stunning rear extension, which opens into a beautifully designed open-plan kitchen, living, and dining area—perfect for modern family life and entertaining. At the centre of the space is a substantial island, finished with elegant quartz worktops and featuring a sleek composite sink. There's ample room for a double oven and an American-style fridge freezer,

making it both stylish and highly functional. Bifold doors span the rear wall, flooding the area with natural light and providing seamless access to the garden, ideal for indoor-outdoor living during the warmer months. The thoughtful layout creates a sociable hub that's equally suited to busy everyday routines or hosting family and friends. A separate utility room offers additional convenience, keeping the main space clutter-free and practical.

BATHROOM & SHOWER ROOM

This property benefits from both a family bathroom on the ground floor and a modern shower room upstairs, offering flexibility and convenience for busy households. The ground floor bathroom is well-appointed with a contemporary three-piece suite, including a panelled bath, a vanity unit with an integrated sink, and a low-level WC. Thoughtfully designed, it provides a comfortable and functional space for families. Upstairs, the stylish shower room features a sleek three-piece suite comprising a large walk-in shower, a vanity unit with sink, and a WC. Finished to a high standard, it serves the three double bedrooms with ease and adds to the overall practicality of the home.

BEDROOMS

Upstairs, the property offers three generously sized double bedrooms, each thoughtfully designed to provide comfort and style. All bedrooms are fitted with plush carpets underfoot and are flooded with natural light, creating bright and airy spaces throughout. Each room offers ample space for a double bed and freestanding or fitted wardrobes, making them ideal for families or guests. One of the bedrooms features an attractive exposed brick section from the flue, adding a unique character detail that enhances the home's charm. Whether used as sleeping quarters, guest rooms, or a combination of bedroom and workspace, these well-proportioned rooms offer excellent flexibility.

OUTSIDE

The outside spaces of this property are equally impressive, offering both practicality and the opportunity to enjoy outdoor living. To the front, a large driveway provides ample off-road parking and is fully enclosed with newly installed fencing, offering both privacy and security. To the rear, the garden is a well-balanced mix of leisure and function. A decked seating area creates the perfect spot for outdoor dining or relaxing in the sun, while the main lawn provides space for children to play or for general enjoyment. There is also room for a vegetable patch ideal for those looking to grow their own produce and a charming wood cabin that could serve as a garden retreat, workshop, or

additional storage. Mature shrubbery encloses the garden, giving it a secluded and peaceful feel

TENURE

Freehold.

OUTGOINGS

Council Tax Band B.

SERVICES

Mains water, drainage, electricity and oil tank.

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.

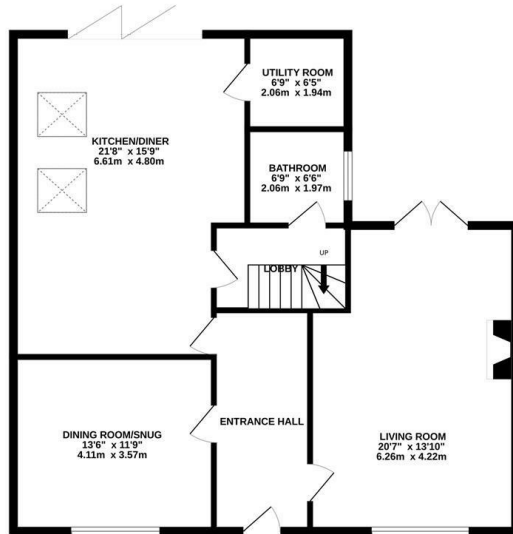
FIXTURES AND FITTINGS

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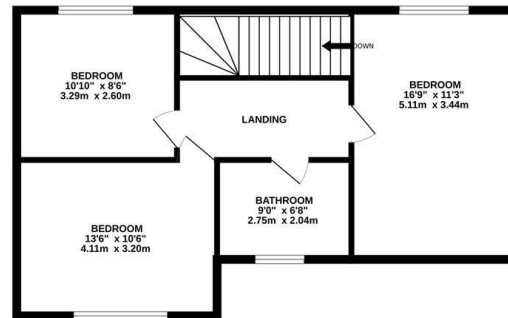




GROUND FLOOR
977 sq.ft. (90.8 sq.m.) approx.

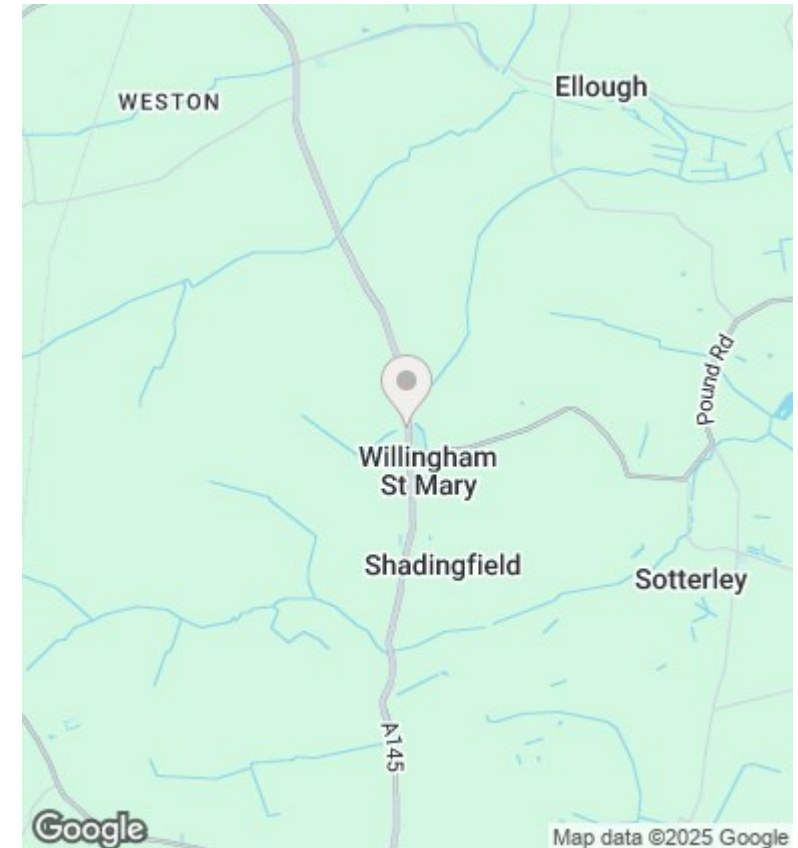


1ST FLOOR
617 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 1595 sq.ft. (148.1 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 Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal 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 £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, 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		
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