



Shadingfield, Suffolk

Guide Price £400,000

- £400,000 - £450,000 Guide Price
- Double Garage and Drive to Rear
- Sun Room to Rear Combining Indoors and Out
- Four Bedroom Detached Home
- Spacious Living Room with Separate Dining Room
- Large Welcoming Entrance Hall
- Set on Comfortable Plot with Wrap Around Gardens
- Convenient Utility Room with Space for all Appliances
- Sought After Location with Great Links

Woodfield Close, 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.



Council Tax Band: E



DESCRIPTION

Situated in the desirable village of Shadingfield, this well-presented four-bedroom detached home occupies a generous, fully enclosed plot with wrap-around gardens, a double garage and driveway positioned to the rear. The property is entered via a spacious and welcoming entrance hall, setting the tone for the light and well-proportioned accommodation throughout. The kitchen is fully functioning and thoughtfully laid out, offering ample space for all appliances along with a breakfast bar for casual dining. A separate utility room provides additional practicality, with a convenient W.C located just off. There is a formal dining room and a comfortable living room, both benefiting from dual-aspect windows that flood the spaces with natural light. To the rear, a sun room creates a lovely additional living area, opening directly onto the garden and ideal for enjoying views throughout the seasons. Upstairs, the landing leads to four comfortable bedrooms. The principal bedroom enjoys the added benefit of its own en-suite shower room, while a well-appointed family bathroom serves the remaining bedrooms. Externally, the gardens are mainly laid to lawn and wrap around the property, offering both privacy and flexibility. A patio area provides the perfect space for outdoor seating and entertaining, making this an ideal home for families and those who enjoy outdoor living.

LIVING AREAS

The living room is a bright and welcoming space, enhanced by dual-aspect windows that allow an abundance of natural light to fill the room throughout the day. Generously proportioned, it provides ample space for comfortable seating and is ideal for both everyday living and entertaining. The dining room offers a dedicated space for formal dining and family gatherings. Well-proportioned and versatile, it comfortably accommodates a dining table and chairs, making it ideal for both everyday meals and hosting guests. To the rear of the property, the sun room provides a wonderful additional living space overlooking the garden. With doors opening directly onto the patio and lawn beyond, it creates a seamless link between indoor and outdoor living and is perfect for enjoying the garden in all seasons.

KITCHEN & UTILITY

The kitchen is a fully functional and well-designed space, offering ample

worktop and storage areas along with space for all necessary appliances. A breakfast bar provides a practical and sociable area for casual dining, making the kitchen ideal for everyday family use. Located just off the kitchen, the separate utility room adds valuable practicality, providing ample space for a washing machine, tumble dryer and additional laundry needs, helping to keep the main kitchen area clutter-free.

BEDROOMS

Upstairs, the property offers four comfortable and well-proportioned bedrooms, all accessed from the central landing. Each bedroom benefits from fitted carpets and windows that allow plenty of natural light to fill the rooms, creating bright and welcoming spaces. The bedrooms offer flexible accommodation suitable for family living, guests or home working, with the principal bedroom providing a generous and peaceful retreat.

BATHROOM & ENSUITE

The property is well served by its bathroom facilities, offering a practical layout for family living. There is a main family bathroom fitted with a three-piece suite, providing a comfortable and functional space. The principal bedroom benefits from its own en-suite, also fitted with a three-piece suite, adding convenience and privacy. In addition, a downstairs W.C is located off the utility area, ideal for guests and everyday use.

OUTSIDE

Externally, the property occupies a generous and fully enclosed plot with wrap-around gardens, offering a good degree of privacy. The gardens are mainly laid to lawn, providing an ideal space for family use, while a patio area creates the perfect spot for outdoor seating and entertaining. To the rear of the property is a driveway leading to a double garage, offering ample parking and storage. The outdoor spaces are well balanced and practical, making them ideal for both everyday enjoyment and social gatherings.

TENURE

Freehold

SERVICES

Oil heating, mains water and electricity

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

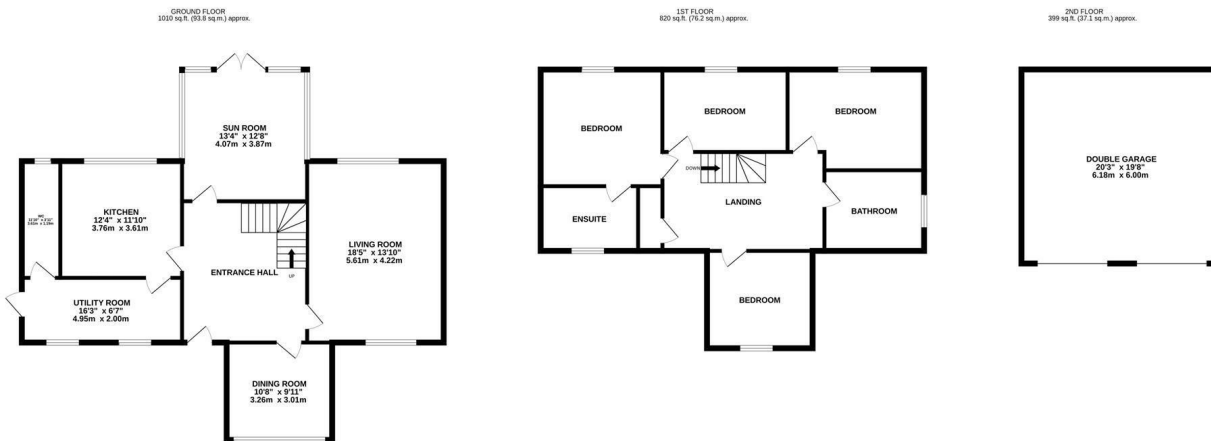
Tel: 01502 442889

FIXTURES & 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.







TOTAL FLOOR AREA: 2229 sq.ft. (207.1 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.

Made with Metropix ©2025



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

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(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