



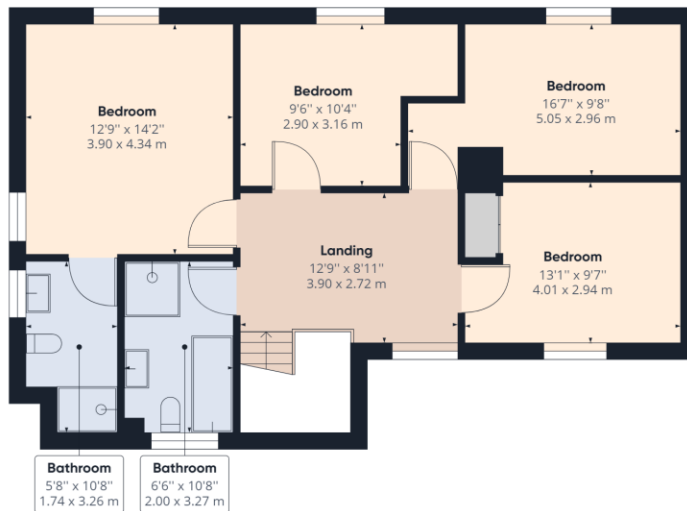
St. Benedict's Close | Toft Monks £550,000

PARSON
Your Local Independent Estate Agent





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1687.66 ft²

156.79 m²

Reduced headroom

27.66 ft²

2.57 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a guide and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly, if contemplating travelling some distance to view the property. The mention of appliances, equipment and/or services within these sales particulars does not imply they are in full and efficient working order. It is therefore in the purchaser's interest to establish the working condition of any appliances included. Personal items such as furnishings, which may be shown in photographs, are not included in the asking price. We have been unable to verify tenure at the time of writing these particulars, should you proceed with the purchase of the property, your solicitor must verify this.

Immaculately Presented

Double Garage

Ample Off Road Parking

Large Plot

Four Double Bedrooms

Two Reception Rooms

En-Suite To Master

Popular Location

Kitchen/Breakfast Room

This immaculately presented four bedroom detached family home offers versatile accommodation throughout and is situated in the popular village of Toft Monks. The property benefits from four double bedrooms, en-suite, two reception rooms, modern fitted kitchen, large plot, double garage and ample off road parking. This property is a must see so call now to arrange your viewing.

ENTRANCE HALL

Underfloor heating, front door, stairs to first floor, storage cupboard.

CLOAKROOM

WC, wash basin in vanity unit, airing cupboard, UPVC window to front, underfloor heating.

LIVING ROOM

UPVC window to front, underfloor heating, UPVC sliding doors to rear, open fire, TV point.

DINING ROOM

Underfloor heating, UPVC sliding doors to rear.

UTILITY ROOM

UPVC window to side, boiler, spaces for washing machine and tumble dryer, underfloor heating.

KITCHEN / BREAKFAST ROOM

Range of modern fitted wall and base units, double oven, built in fridge freezer, hob, dishwasher, wine rack, central kitchen island with breakfast bar, sink, underfloor heating and UPVC window to rear.

FIRST FLOOR LANDING

Radiator, UPVC window to front, loft access.

BEDROOM THREE

Built in wardrobe, radiator, UPVC window to front.

BEDROOM TWO

Radiator, UPVC window to rear.

BEDROOM FOUR

Radiator, UPVC window to rear.

BATHROOM

Panelled bath, WC, wash basin in vanity unit, corner shower, UPVC window to front, heated towel rail.

BEDROOM ONE

Radiator, dual aspect UPVC windows to rear and side, large semi fitted free standing wardrobe, access to:

EN-SUITE

Wash basin with vanity unit, WC, shower, heated towel rail, UPVC window to side.

OUTSIDE

To the front there is a large brickweave driveway with DOUBLE GARAGE with power and light with additional shed built on for further storage. Three separate gates giving access to the rear garden which is fully enclosed and private, large patio area with the remainder laid to lawn and additional shed.





AGENTS NOTE

TENURE – Freehold

The property is on private drainage.

EPC = D

COUNCIL TAX BAND = E

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