



The Street, Blo Norton, Diss, IP22 2JB

Guide Price £500,000 - £550,000

Offering spacious versatile living space spanning 2,500 sq ft, with the flexibility for dual living. Situated on a generous plot of 0.26 acres, this property boasts private gardens, scenic rural views and includes both a garage and carport.

- Individual build & position
- 0.26 acre plot (sts)
- Garage & carport
- Freehold
- Approx 2,500 sq ft versatile living space
- Dual living potential with annexe accommodation
- Council Tax Band F
- Energy Efficiency Rating E.



Property Description

Situation

Experience the perfect blend of rural tranquillity and convenient access in this stunning property. Nestled in the unspoilt surrounding countryside, this home offers a peaceful retreat set back from a small and quiet country lane. Located near 'The Fen' being a registered site of specific scientific interest, this property allows you to explore the beautiful borderlands of Norfolk and Suffolk along the river Little Ouse. With an abundance of country walks at your doorstep, you'll never tire of the natural wonders surrounding Blo Norton, an attractive village on the north Suffolk border, being just seven miles west of the historic market town of Diss. Here, you'll find a wide range of amenities and facilities including a mainline railway station with direct connections to London and Norwich. This property truly offers the best of both worlds - a serene countryside lifestyle with convenient city access.

Description

Introducing a stunning four bedroom house with a unique design. Having been individually designed and built, the property is of traditional brick and block cavity wall construction, heated by an oil fired central heating boiler via radiators. Boasting over 2,500 sq ft of flexible living space, this property is perfect for those looking for an annexe or dual living options. It is well-maintained and beautifully decorated throughout. The ground floor offers a seamless layout with multiple reception rooms, a spacious utility room and a separate office.

Externally

Approached via a long tarmac driveway, there is plenty of off-road parking for several cars. The grand frontage creates a striking first impression, with the added advantage of a single garage and carport conveniently located on first approach. With the benefit of side access on both sides, this leads to the expansive main gardens at the rear. These gardens are not only spacious but also provide a good deal of privacy with the overall plot measuring approximately 0.26 acres. The current vendors have taken great care in maintaining and enhancing the gardens with thoughtful planting that is now well stocked and established. Enjoy the beauty and tranquillity that this property offers.

The rooms are as follows:

ENTRANCE HALL: A pleasing and spacious first impression via a upvc double glazed door to front, built-in storage cupboard to side and access to reception rooms one and two, office/study and kitchen. Stairs rising to first floor level.

RECEPTION ROOM ONE: 13' 0" x 19' 7" (3.96m x 5.97m) A bright and spacious triple aspect room with sliding door to side giving external access and French doors leading through to the conservatory. A particular focal point being the open fireplace to side.

CONSERVATORY: 20' 8" x 11' 4" (6.31m x 3.45m) A upvc double glazed conservatory extension being of a generous size with French doors giving access onto the paved patio area and gardens beyond.

RECEPTION ROOM TWO: 13' 4" x 10' 8" (4.06m x 3.25m) Serving well as a formal dining room enjoying views over the rear gardens.

OFFICE/STUDY: 9' 9" x 10' 8" (2.97m x 3.25m) Offering versatile use, currently used as a snug.

SHOWER ROOM: 6' 1" x 7' 4" (1.85m x 2.24m) Comprising a tiled

shower cubicle, low level wc and hand wash basin over vanity unit. Fully tiled.

KITCHEN/BREAKFAST ROOM: 13' 10" x 9' 10" (4.22m x 3.01m) A dual aspect room found to the front of the property being well equipped with an excellent range of wall and floor units, roll top work surfaces and with electric aga to side.

UTILITY: 11' 11" x 8' 5" (3.63m x 2.57m) With window to side and upvc door to rear giving access onto the rear gardens. Work surface with sink and space below for white goods.

RECEPTION ROOM THREE: 12' 7" x 10' 2" (3.84m x 3.11m) With sliding upvc doors to front and access to bedroom four above, gives the opportunity to be turned into annexe accommodation having separate access and being self-contained from the main residence if required.

FIRST FLOOR LEVEL - LANDING:

A large gallery style landing with window to front giving pleasing elevated views over the rural countryside.

BEDROOM ONE: 11' 11" x 10' 8" (3.63m x 3.25m) Overlooking the rear gardens and serving well as the principal bedroom.

BEDROOM TWO: 9' 9" x 10' 9" (2.97m x 3.28m) Found to the rear of the property being a well proportioned second bedroom with built-in storage cupboard over stairs.

BEDROOM THREE: 13' 10" x 10' 0" (4.22m x 3.05m) With window to front, although the smallest of the three bedrooms still being a generous double bedroom.

BATHROOM: 7' 6" x 7' 6" (2.29m x 2.29m) With frosted window to rear comprising a three piece suite with panelled bath, low level wc and hand wash basin.

BEDROOM FOUR: 16' 0" x 20' 8" (4.88m x 6.31m) With access from reception room three and lending itself for a number of different uses if not required as a bedroom.

SERVICES:

Drainage - private drainage system

Heating - oil

EPC Rating - E

Council Tax Band - F

Tenure - freehold

OUR REF: 8406



Viewing Arrangements

Strictly by appointment

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Approximate total area⁽¹⁾
2662.31 ft²

Reduced headroom
90.67 ft²

(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.

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