



Clarke Close, Palgrave, Diss, IP22 1BE

Guide Price £650,000 - £675,000

A substantial detached five bedroom home presented in excellent condition throughout with two reception rooms, two en-suites, a spacious lounge, dining room and a stylish fitted kitchen.

- Substantial detached home
- Sought after Palgrave location
- 5 bedrooms
- 2 en-suites
- Fitted Shaker style kitchen
- Council Tax Band F
- Freehold
- Energy Efficiency Rating C.



Property Description

Situation

Located in Clarke Close which is a development of substantial executive style houses all individually designed and set upon large plots. Over the years the close has proved to have been a much sought after location where seldom does one see properties becoming available. The tranquil and sought after village of Palgrave is found one and a half miles to the south of Diss within the beautiful countryside along with Waveney Valley and has proved to have been a popular location over the years. The village still retains a strong and active local community with a beautiful assortment of many period and historic properties predominantly centred around a large village green. The historic market town of Diss is within close proximity offering an extensive and diverse range of many day to day amenities and facilities along with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

The property comprises a five bedroom detached house having been built in the mid 1990s by respected Messrs Wilson Homes of traditional brick and block cavity wall construction under a pitched tiled roof, whilst being heated by a gas fired central heating boiler via radiators. Internally the property offers a wealth of versatile accommodation spread over two floors in excess of 2,000 sq ft with well proportioned rooms. The ground floor has an abundance of space and has a hallway which acts as a focal point by providing access to all of the rooms. One of our personal favourite spaces is the lounge that leads into the dining room, to the front you have a bay window and to the rear you have the French doors that lead out to the garden patio area. This dual aspect floods these rooms with plenty of natural light creating a really enjoyable environment to spend your time.

Externally

The property is set back from the road with a large brick weave drive way providing ample off-road parking and access to the generous size integral garage. The main garden which is mainly laid to lawn lies to the rear of the property and is a generous size with mature shrub, tree and plant borders providing a tranquil and secluded feeling.

The rooms are as follows:

LOUNGE: 20' 2" x 11' 4" (6.15m x 3.45m) maximum measurements into bay window. Being a light and airy room having bay window to front overlooking the front garden, feature fireplace to side and French doors leading to the dining room.

DINING ROOM: 11' 4" narrowing to 9' 5" x 11' 2" (3.45m narrowing to 2.87m x 3.40m) Double glazed French doors leading to the rear gardens. Wood laminate flooring.

STUDY/OFFICE: 8' 0" x 6' 5" (2.44m x 1.96m) With window to rear having views over the garden. Wood laminate flooring.

KITCHEN/BREAKFAST ROOM: 14' 4" x 11' 5" extending to 13' 7" (4.37m x 3.48m extending to 4.14m) With window aspect to rear, this Shaker style kitchen offers a good range of wall and floor units, bamboo work surfaces, island, built-in double oven, hob with extractor above, integrated fridge and dishwasher, tiled splashbacks. Wood laminate flooring. Opening through to the utility room. External upvc double glazed door leading to the garden.

UTILITY ROOM: Wall and floor units, work surfaces, space for washing machine, tumble dryer and fridge freezer. Door leading to the garage.

SITTING ROOM: 16' 5" x 16' 0" (5m x 4.88m) maximum measurements. With two windows to front, being a second reception room with wood laminate flooring.

WC: Comprising low level wc and hand wash basin. Wood laminate flooring.

FIRST FLOOR LEVEL - LANDING:

Giving access to the five bedrooms and bathroom. Loft space above.

MASTER BEDROOM: 14' 0" x 11' 3" (4.27m x 3.43m) With windows to front, being a bright and airy room having views over the front garden whilst benefitting from having en-suite facilities.

EN-SUITE: With window to side, comprising enclosed shower, low level wc and hand wash basin. Heated towel rail. Tiled flooring.

BEDROOM TWO: 14' 3" x 10' 7" (4.34m x 3.23m) With window to front, being a large double bedroom having en-suite facilities.

EN-SUITE: With window to rear, comprising shower cubicle, low level wc and hand wash basin. Heated towel rail and tiled flooring.

BEDROOM THREE: 20' 5" x 8' 3" extending to 11' 5" (6.22m x 2.51m extending to 3.48m) With window to front, being a double bedroom having room for a sitting area.

BEDROOM FOUR: 11' 7" narrowing to 8' 2" x 9' 8" (3.53m narrowing to 2.49m x 2.95m) A double bedroom with built-in wardrobes and window to rear overlooking the garden.

BEDROOM FIVE: 12' 5" x 6' 9" (3.78m x 2.06m) With window to rear having views over the gardens. Currently being used as a dressing room.

FAMILY BATHROOM: With window to rear and having three piece suite comprising panelled bath, low level wc and hand wash basin. Heated towel rail and tiled walls and floor.

VIEWINGS: Strictly by appointment with Whittleby Parish Estate Agents, please contact a member of the sales team at our Diss office on 01379 640808.

OUR REF: 8152



Viewing Arrangements

Strictly by appointment

Contact Details

4-6 Market Hill

Diss

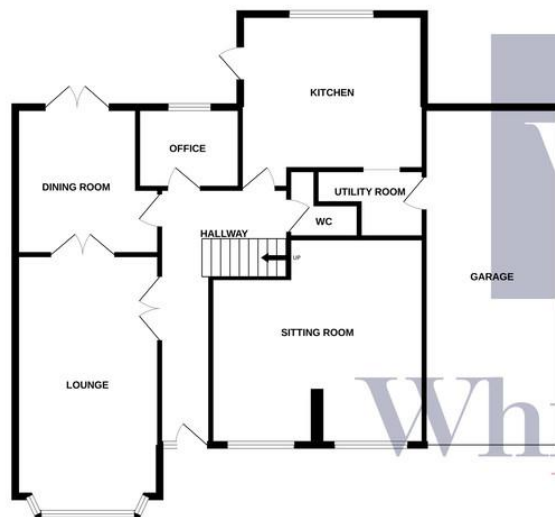
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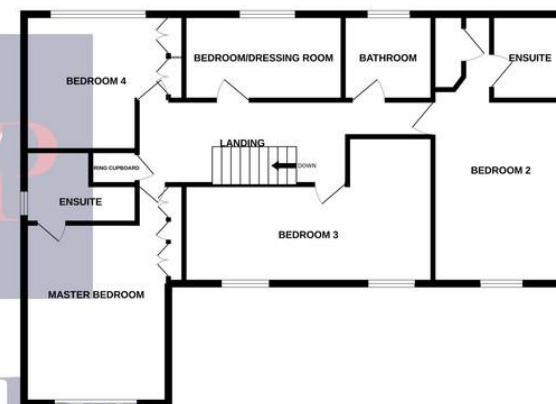
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their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

GROUND FLOOR
1271 sq.ft. (118.1 sq.m.) approx.



1ST FLOOR
994 sq.ft. (92.4 sq.m.) approx.



TOTAL FLOOR AREA: 2266 sq.ft. (210.5 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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