



The Street, Redgrave, Diss, IP22 1RY

Guide Price £350,000 - £375,000

Offering an abundance of charm and character, this spacious four bedroom cottage is situated upon a generous sized plot, benefiting from good off-road parking space, South westerly facing gardens and large outbuilding. Being sold with no onward chain.

- No onward chain
- Off-road parking
- Barn/outbuilding
- South/westerly facing gardens
- Replaced boiler & windows
- Council Tax Band C
- Freehold
- Energy Efficiency Rating D.



Property Description

Situation

Enjoying a prominent and elevated position, the property is set back from the road within the heart of the village. Redgrave is situated within the beautiful countryside on the north Suffolk borders, being a quintessential English village, steeped in history and having a beautiful assortment of many period and historic properties centred around a large village green and pond. The village still retains good amenities by way of having a public house, fine church, convenience store and being within the Hartismere school catchment area. More facilities can be found a mile or so to the south within the villages of Rickinghall and Botesdale, including having an excellent medical centre and supermarket. The market town of Diss lies 7 miles to the south and provides an extensive and diverse range of many day to day amenities and facilities alongside a mainline railway station with regular and direct services to London Liverpool Street Norwich.

Description

The property itself comprises a period three/four bedroom mid terraced cottage believed to date back some 300 years or so of oak timber frame construction with colour wash rendered elevations under a pitched clay tiled roof (having been re-roofed in the last 18 months), and with the benefit of recently replaced sealed unit upvc double glazed windows and doors. Heated by a modern oil fired boiler via radiators. As one would expect to find in a property of this nature having exposed and revealed period features. Throughout the property is presented in a most excellent decorative order having been well maintained and cared for.

Externally

The property is set back from the road and comprises one of three cottages. There is the benefit of off-road parking to the rear by way of a right of way access over the adjoining neighbours property for vehicle access to the off-road parking which provides good space for several cars. Beyond the driveway is a large outbuilding/barn measuring 5.95m x 3.02m of timber construction with black weatherboarding elevations, power/light connected and with a first floor level giving good storage space. To the rear of the barn is an additional area of garden which could perhaps be adopted for a vegetable patch or additional storage space. Abutting the rear of the property are the formal gardens which offer a good deal of privacy/seclusion within and having been thoughtfully planted and now well established and well stocked.

The rooms are as follows

RECEPTION ROOM ONE: With windows to the front and rear aspect. Solid oak door to front giving external access and with the main focal point of the room being the massive inglenook fireplace with oak bressumer beam, revealed red brick work and inset cast-iron stove upon a brick hearth. Deep storage cupboards to side. Exposed timbers and beams.

RECEPTION ROOM TWO: Windows to the front aspect, exposed timbers and beams, open stud work connecting through to reception room one. Stairs rising to first floor level and brace and batten door giving access to the bathroom.

KITCHEN: Found to the rear of the property and with views and access onto the rear gardens. Stable door to side. The kitchen offers a good range of wall and floor mounted unit cupboard space with roll top work surfaces, inset stainless steel sink with drainer and mixer tap, Smeg oven with induction hob, storage cupboards to side housing the washing machine and tumble dryer.

BATHROOM: Replaced modern suite with large walk-in shower, low-level wc, wash hand basin, tiled flooring and heated towel rail.

FIRST FLOOR LEVEL: LANDING:

BEDROOM ONE: A bright and spacious double aspect room serving well as a principal bedroom.

BEDROOM TWO: A generous double bedroom with window to the front aspect. Built-in storage cupboard to side over stairs.

BEDROOM THREE: Located to the rear of the property with semi-vaulted ceilings, exposed timbers and pine floor boarding, airing cupboard to side housing the pressurised hot water cylinder. Providing access to bedroom four.

BEDROOM FOUR: With window to rear being a double bedroom and providing access to third bedroom.

OUR REF: 8262



Viewing Arrangements

Strictly by appointment

Contact Details

4-6 Market Hill

Diss

IP22 4JZ

sales@whittleyparish.com

01379 640808

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.

