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*Sarum, Lion Road,  
Palgrave, Nr Diss.*

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ESTATE AGENTS





An exceptional, modern detached house which has been completely transformed by the current owners to provide a stunning 'contemporary' family home, offering in excess of 2,000 square feet of living space. The property has been cleverly designed and the attention to detail is apparent immediately you step inside. An internal viewing is a must to appreciate what this lovely home has to offer.

Accommodation comprises briefly:

- Reception Hall
- Sitting/Family Room
- Garden Room
- Inner Hallway
- Shower/Utility Room
- Kitchen/Dining Room
- First Floor Landing
- Master Bedroom Suite incorporating dressing area, shower and bathroom
- Three Further Double Bedrooms
- Family Bathroom
- Re-roofed, re-wired and new plumbing (including a new boiler) in 2021

#### Outside

- Ample Off-Road Parking for several vehicles
- Electric Car Charging Point (3 phase power)
- Attractive Landscaped Gardens



#### The Property

Entering through the front door you are greeted by a light and spacious reception hall with stairs rising to the first floor with a study area under and useful storage cupboard. Through to the inner hallway and to your left is the sitting/family room, double aspect and with a concealed sliding door, ideal if you just want to sit back and relax in the sitting room. Bi-fold doors open from this area to the wonderful garden room, with feature slate wall, a glazed roof and full width sliding doors opening into the garden. Back into the hallway a door opens into the shower/utility room with door to rear garden, shower cubicle, wash basin, WC, mirrored cupboard housing the gas boiler, cupboard housing the washing machine and airing cupboard housing water softener. The main hub of the house is the fabulous kitchen/dining room which offers a real 'wow' factor with it's range of sleek modern units with integrated appliances including a separate wine fridge, granite work surfaces and central island with induction hob and ceiling extractor. This room is offers a perfect entertaining space with sliding doors to both ends as well as doors opening to the side and lovely views over the rear garden.

From the reception hall the staircase rises to the first floor landing where immediately on the right is the stunning master bedroom suite with full length doors opening onto a balcony a perfect place to sit and enjoy the far reaching countryside views. This room is divided into four sections and has an open dressing area with plenty of hanging space, 'his & hers' showers and a spacious bathroom area with free standing bath, 'his & hers' wash basins and WC.

There are three further bedrooms, two large and one smaller double and the well appointed family bathroom comprising walk-in shower, bath with shower attachment, wash basin and WC.















## Outside

The property is approached over a gravel parking area, screened to both sides with mixed hedging and offering parking for several cars with a 3 phase electric charging point. A side gate provides access to the attractive landscaped rear garden. The garden is fully enclosed and laid to lawn with well stocked borders and a paved seating/barbecue area, ideal for outside entertaining and situated next to the garden room.

## Location

Palgrave is a thriving village, with its church, village school and Green with duck pond. There is a pleasant footpath from the centre of the village which takes you to Diss by foot in around 15 minutes. For the commuter it is very well placed as there is a mainline rail station on the Norwich to London Liverpool Street line in Diss, and this bustling market town provides an excellent range of sporting, social and shopping facilities. The village has a very well regarded primary school. Secondary schooling for the area is in the smaller town of Eye just 5 miles away. For those who enjoy the coast, the famous areas of Southwold and Aldeburgh are within 50 minutes by car, or the North Norfolk coast is a little over the hour. This is a location which provides the tranquil village life with excellent access to Suffolk and Norfolk and the delights they have to offer such as the pretty market town of Bury St Edmunds and the cathedral city of Norwich.



## Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded in the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

## Services

Gas Fired Central Heating.  
Mains drainage, electricity and water are connected.  
EPC Rating: tbc

## Local Authority

Mid Suffolk District Council  
Tax Band: tbc  
Postcode: IP22 1AL

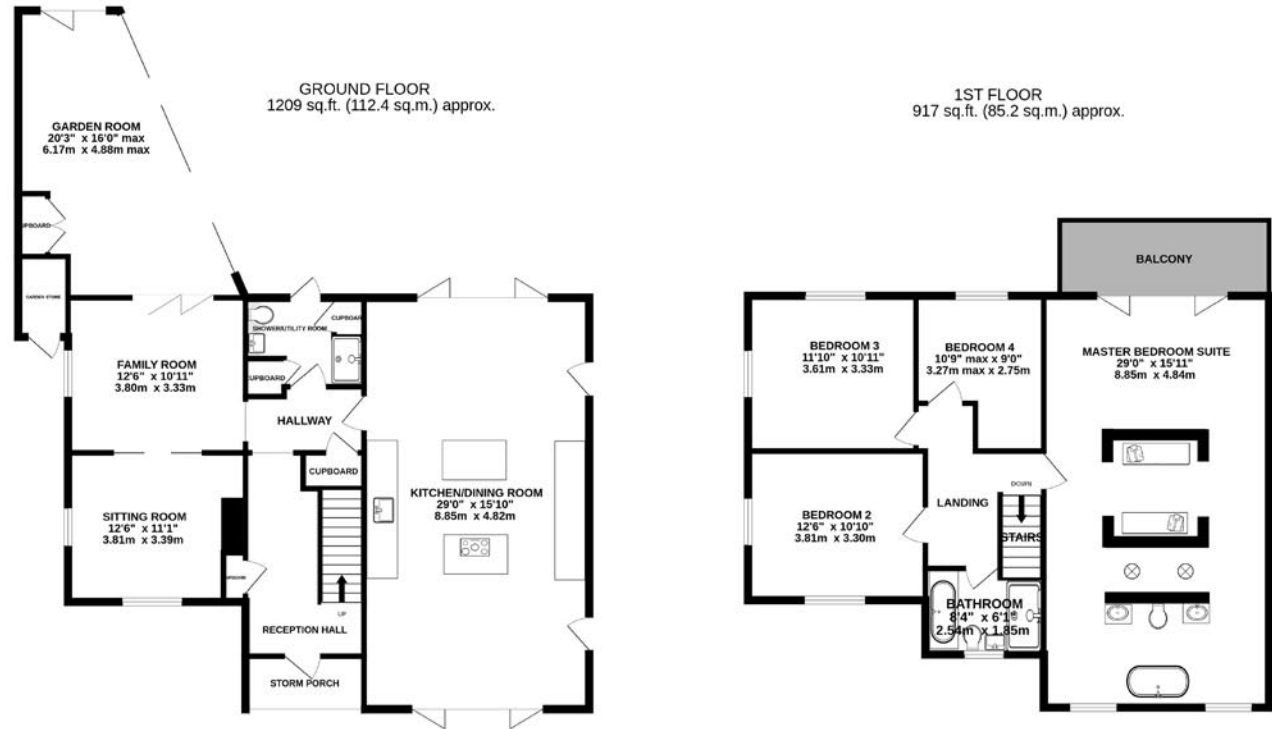
## Agents Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

## Tenure

Vacant possession of the freehold will be given on completion.

Guide Price: £695,000



TOTAL FLOOR AREA : 2126 sq.ft. (197.5 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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To arrange a viewing, please call 01379 882535

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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