



## Lodge Lane, Bressingham, Diss, IP22 2BE

**Guide Price £600,000**

No immediate neighbouring homes - This versatile home offers generous accommodation measuring in the region of 1900 sq feet with a plot measuring approx 0.94 a cres. The property has three bedrooms and a bathroom on the first floor whilst having a ground floor shower room and potentially a further two bedrooms.

- No immediate neighbours
- Private & secluded
- 3-5 bedrooms
- Downstairs shower room
- Upstairs bathroom
- Council Tax Band E
- Freehold
- Energy Efficiency Rating E.



## Property Description

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### Situation

The property is set on a private plot with no immediate neighbouring homes in the desirable village of Bressingham. Bressingham is an idyllic village that has become a favourable destination for families in search of a vibrant community. Just a stone's throw away, you'll find a local primary school, a village store, and a wonderful pub where you can truly indulge in the unique charm of a traditional English village. For those seeking leisurely activities or a touch of history, head over to the renowned Blooms garden centre and steam museum, where you can marvel at the beautifully cultivated gardens and immerse yourself in the fascinating world of steam locomotives. And when you crave a bit more excitement, the historic market town of Diss is only 3 miles away. Offering a diverse range of amenities and facilities, including shops, restaurants, and even a mainline railway station with direct services to London Liverpool Street and Norwich, Diss is truly a commuter's dream.

### Description

This detached family home offers versatility and space in abundance, measuring in the region of 1900 square feet with three bedrooms and a bathroom upstairs and whilst having a shower room and potential for a further two bedrooms on the ground floor. The property is bright and airy throughout with many of the rooms having light entering from dual aspects. Dating back to the 1800's the home has a blend of character features and modern qualities, particular note is drawn to the interesting feature within the hallway, a glass floor showcasing the well beneath. Heating is provided by an oil fired central heating boiler via radiators with the property further benefitting from double glazed windows.

### Externally

The exterior space is where this property really does shine, the plot measures in the region of 0.94 acres and provides a great deal of privacy and seclusion. Plenty of off road parking is provided via a large gated shingle driveway, from here you will a further gate which allows entry into this fantastic plot and then a pathway leading you up to the home. The plot is completely enclosed making this the perfect environment for anyone who has dogs that needs plenty of space to run and roam. Within the garden there is also a woodland area which provides an enjoyable outlook to take in some of what nature has to offer.

The rooms are as follows

**KITCHEN:** 16' 10" x 12' 1" (5.13m x 3.68m) Entry via double glazed door into the breakfast room end, radiator, LVT flooring, archway leading to kitchen, Karndean flooring, double glazed window, eye and base level units with quartz work surfaces over with an inset stainless steel double sink and drainer, inset four ring induction hob and integral combi double oven/grill, space for freestanding fridge, space for dishwasher, space for washing machine, two storage cupboards and door to a walk-in pantry which has tiled flooring, a range of fitted shelves, space for a free standing fridge freezer, there is also a wooden stable door providing exterior access.

**HALLWAY:** Oak flooring, radiator, Velux window and glass floor show casing the well beneath, doors to

**LOUNGE/DINER:** 12' 7" x 30' 1" (3.84m x 9.17m) Oak flooring, dual aspect double glazed windows, two radiators, double glazed door and double glazed sliding doors providing access to the exterior, feature fireplace with brick hearth and surround with inset Clearview multi fuel stove.

**SHOWER ROOM:** 6' 5" x 10' 10" (1.96m x 3.3m) Tiled floor, part tiled walls, double glazed window, built-in shower cubicle, radiator, wash hand basin, bidet and low level wc.

**RECEPTION ROOM/BEDROOM:** 8' 10" x 10' 10" (2.69m x 3.3m) Karndean flooring, radiator, double glazed window.

**RECEPTION ROOM/BEDROOM:** 10' 0" x 18' 5" (3.05m x 5.61m) Lino flooring, double glazed window, two radiators

**FIRST FLOOR LANDING:** Split level landing with doors to ...

**BEDROOM ONE:** 13' 2" x 18' 1" (4.01m x 5.51m) Double glazed windows, radiator. This is a generous size double bedroom with plenty of space for fitted wardrobes to be installed.

**BEDROOM TWO:** 13' 2" x 12' 4" (4.01m x 3.76m) Radiator, double glazed windows. This is a generous size double bedroom with plenty of space for a double bed and fitted wardrobes to be installed.

**BEDROOM THREE:** 8' 6" x 12' 0" (2.59m x 3.66m) Double glazed window and radiator.

**BATHROOM:** 6' 7" x 11' 6" (2.01m x 3.51m) Double glazed window, part exposed brick wall, radiator, airing cupboard, part tiled walls, low level wc, bidet, wash hand basin, corner bath.

#### SERVICES

Drainage – Septic tank

Heating type - Oil

EPC rating - E

Council Tax Band - E

Tenure - Freehold

**Our Ref:** 8399



# 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.

