



Whitley Parish

Agents Note: Whitley Parish has been taken to pre-prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

Viewing Arrangements
Strictly by appointment

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IP22 4JZ

Diss Norfolk

4/6 Market Hill



Rose Lane Close, Palgrave, Diss, IP22 1TG

Guide Price £275,000

Boasting a corner plot position, this immaculately presented three bedroom house offers spacious living in the regions of 980 sq ft, further benefiting from south westerly facing rear gardens and views over the Waveney Valley.

- South westerly facing gardens • 2 Bathrooms 2 Reception rooms • Corner plot position • Freehold
• 982 sq ft • Workshop • Council Tax Band B • Energy Efficiency Rating D



Property Description

Situation

Found upon a small no through close, consisting of similar attractive houses, the property enjoys a pleasing position set upon a large plot. The traditional village of Palgrave is found just one and a half miles to the south of Diss within the beautiful countryside surrounding the Waveney Valley. The village still retains a strong and active local community most centred around a large unspoilt village green having a beautiful assortment of many period properties. The historic market town of Diss is within walking distance and offers an extensive and diverse range of many day to day amenities and facilities along with having the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

This charming property is a three bedroom semi detached house with a delightful and traditional 1950's design. Features attractive colour wash rendered elevations under a pitched clay peg tile roof, equipped with modern sealed unit upvc double glazed windows and doors and is heated by a gas fired combination boiler via radiators. (installed some 2 or so years ago).

Externally

The property is set back from the road within a small close sitting upon a spacious corner plot position and having extensive off-road parking to the front for a number of vehicles upon a shingle driveway. The main gardens lie to the rear and are of a generous size being predominantly laid to lawn and a good deal of privacy/seclusion within and taking a south westerly aspect.

The rooms are as follows

ENTRANCE HALL: 6' 8" x 2' 3" (2.04m x 0.70m) A pleasing and spacious first impression with stairs rising to first floor level and under stairs storage cupboard. Access through to the two reception rooms and kitchen to side.

RECEPTION ROOM ONE: 13' 0" x 13' 5" (3.97m x 4.10m) Found to the rear of the property and having views and access onto the rear gardens via French upvc double glazed doors. Exposed pine floorboarding. Flooded by plenty of natural light due to a westerly aspect.

RECEPTION ROOM TWO: 10' 5" x 9' 7" (3.20m x 2.93m) Currently used as a formal dining room. Views over the rear gardens. Built-in storage cupboard to side of chimney breast.

KITCHEN: 8' 2" x 9' 5" extending to 12' 10" (2.51m x 2.89m extending to 3.92m) With window to the front aspect, the

kitchen offers an extensive range of wall and floor unit cupboard space with quartz work surfaces, double sink, integrated appliances with NEFF four ring electric hob with extractor above and double oven to side.

INNER HALL: Giving access through to the shower room and utility. Door to front giving external access.

SHOWER ROOM: 6' 10" x 7' 5" (2.10m x 2.28m) With frosted window to side. A modern and recently replaced suite with tiled shower cubicle with double headed shower over, wash hand basin over vanity unit, wc and heated towel rail.

UTILITY: 5' 2" x 4' 1" (1.59m x 1.27m) With window to the side. Roll top work surface and space for white goods below.

FIRST FLOOR LEVEL: LANDING: Giving access to the three bedrooms and family bathroom. Built-in airing cupboard to side with a gas fired combination boiler.

BEDROOM ONE: 10' 6" x 13' 5" (3.22m x 4.11m) 10' 6" x 13' 5" (3.22m x 4.11m) A generous size principal bedroom enjoying views over the rear gardens and Waveney Valley beyond.

BEDROOM TWO: 10' 6" x 9' 6" (3.22m x 2.92m) Another generous double bedroom found to the rear of the property.

BEDROOM THREE: 8' 3" x 9' 6" (2.53m x 2.91m) Window to the front aspect. A single bedroom.

BATHROOM: 4' 5" x 5' 4" (1.37m x 1.63m) Having been replaced in 2018 and comprising a modern three piece suite in white with wash hand basin over vanity unit, panelled bath, low level wc and heated towel rail.

SERVICES

Drainage - Mains

Heating type - Gas

EPC rating - D

Council Tax Band - B

Tenure - Freehold

OUR REF: 8367

