



Upper Rose Lane, Palgrave, Diss, IP22 1AP

Guide Price £500,000 - £525,000

Presented in a most excellent decorative order, this spacious (1700 sq ft) four bedroom detached house is of an extremely high specification, occupying a generous size plot and ideally located within the centre of this sought after village. Vendor has found onwards.

- Very high specification
- En-suite to master bedroom
- Over 1700 sq ft
- Garage
- Dressing room to master bedroom
- Council Tax Band E
- Freehold
- Energy Efficiency Rating B.



Property Description

Situation

Enjoying a central position within this sought after village, the property is found set back of the road upon a large plot and being one of five individually built and designed modern properties. The tranquil village of Palgrave is located just one and a half miles to the south of Diss on the north Suffolk borders and within the beautiful countryside surrounding the Waveney Valley. The village still retains a strong and active local community, most of the properties are centred around the large, unspoilt village green. The historic market town of Diss is with close proximity (15 minutes walk down The Lows) and offers 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 of a four bedroom detached house (being built 4 years ago) and of an individual build and design, built by the highly respected local builder Danny Ward. Of traditional brick and block cavity wall construction under a pitched interlocking tiled roof and heated by a modern gas fired central heating boiler via radiators. As one would expect to find in a property of this age there are high thermal insulation levels and sealed unit upvc double glazed windows and doors. Particular notice is drawn to the upgraded specification of fixtures and fittings and level of finish throughout.

Externally

The property is approached via a hard standing tarmacked driveway leading up to the property and adjacent garage, providing extensive off-road parking for four or so cars (single garage measuring 18' 9" x 7' 1" (5.74m x 2.18m) with electric up and over door to front, power/light connected and storage space within eaves). With side access to rear gardens are found being of a generous size being predominantly laid to lawn and enclosed by concrete posts and panel fencing backing onto the playing fields giving a non-overlooked position.

The rooms are as follows:

RECEPTION HALL: 12' 9" narrowing to 6' 0" x 18' 5" narrowing to 10' 8" (3.90m narrowing to 1.83m x 5.62m narrowing to 3.26m) Storm porch to front and access via a composite double glazed frosted door to front. A most impressive and spacious reception hall giving access via oak internal doors to the reception rooms,

kitchen, utility room and wc. Built-in storage cupboard to side. Stairs rising to first floor level. Karndean flooring flowing through.

CLOAKROOM/WC: 6' 4" x 3' 9" (1.95m x 1.16m) With frosted window to the side aspect and comprising of a low level wc and hand wash basin set upon a vanity unit. Tiled flooring.

RECEPTION ROOM ONE: 13' 0" x 18' 10" (3.97m x 5.75m) With bay window to the front/southerly aspect allowing plenty of natural light through. A light, bright and airy room. Particular focal point is the inglenook style fireplace with inset cast iron wood burning stove upon a granite hearth and with oak mantle over.

RECEPTION ROOM TWO: 11' 1" x 11' 4" (3.39m x 3.47m) With window to the rear aspect enjoying views onto the rear gardens.

KITCHEN/DINER: 12' 3" x 18' 10" (3.75m x 5.75m) Found to the rear aspect of the property and having views and direct access onto the rear gardens via upvc double glazed sliding doors. This bespoke kitchen is of an extremely high specification offering an extensive range of wall and floor cupboards with solid wood hand painted units and marble work surfaces over. Fitted appliances

comprising of a Neff five ring electric induction hob with extractor above, two Neff ovens and further combi oven, Smeg fitted wine cooler, fitted fridge/freezer, fitted dishwasher.

UTILITY: 7' 0" x 7' 10" (2.15m x 2.40m) With upvc door to side giving external access to the rear gardens. Utility is fitted to the same specification as the kitchen with marble work surfaces over, wall and floor, space/plumbing for washing machine and tumble dryer.

FIRST FLOOR LEVEL: LANDING: 12' 9" x 22' 1" (3.91m x 6.75m) With window to the front aspect, serving well for a number of different uses including office or snug area given the size. Oak internal doors giving access to the four bedrooms, family bathroom and built-in airing cupboard. Access to loft space above.

BEDROOM ONE: 12' 3" x 11' 11" (3.74m x 3.65m) With window to the rear aspect and enjoying elevated views over the playing fields and beyond. A large master bedroom with the luxury of en-suite facilities and dressing room.

DRESSING ROOM: 4' 10" x 6' 5" (1.49m x 1.97m) With fitted

shelving and hanging rails.

EN-SUITE: 6' 11" x 7' 1" (2.12m x 2.16m) With frosted window to the rear aspect and comprising of a large shower cubicle with double headed shower, hand wash basin with vanity unit below, low level wc and heated towel rail.

BEDROOM TWO: 11' 2" x 11' 4" (3.42m x 3.47m) Found to the rear of the property and having elevated views towards Diss. A spacious double bedroom.

BEDROOM THREE: 12' 4" x 9' 10" narrowing to 9' 0" (3.77m x 3.02m narrowing to 2.75m) Found to the front aspect of the property being a double bedroom.

BEDROOM FOUR: 8' 9" x 9' 4" (2.67m x 2.86m) Although the smaller of the four bedrooms still a double bedroom with window to the front aspect.

BATHROOM: 7' 8" x 8' 5" (2.36m x 2.57m) With frosted window to the side aspect, comprising of a P shaped bath with shower over, hand wash basin upon a vanity unit, low level wc and heated towel rail.

OUR REF: 8120



Viewing Arrangements

Strictly by appointment

Contact Details

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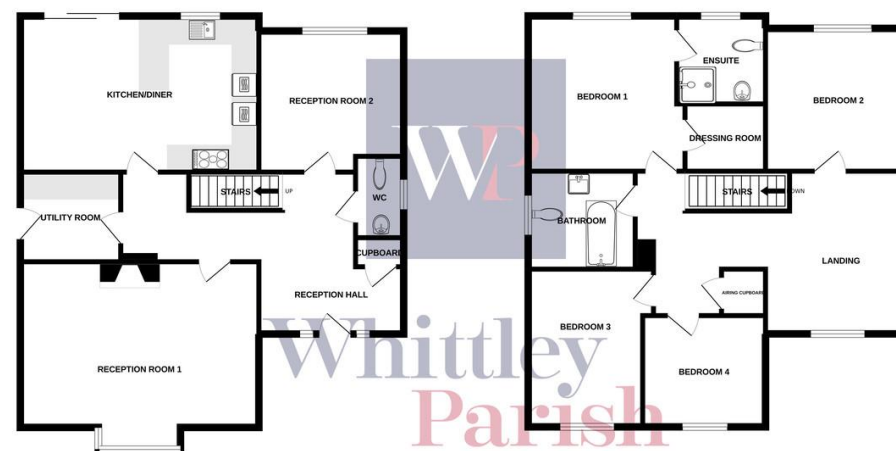
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GROUND FLOOR
889 sq.ft. (82.6 sq.m.) approx.

1ST FLOOR
885 sq.ft. (82.2 sq.m.) approx.



TOTAL FLOOR AREA: 1774 sq.ft. (164.8 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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