



## Upper Rose Lane, Palgrave, Diss, IP22 1AP

**Guide Price £350,000 - £375,000**

Enjoying a pleasing position within the sought after village of Palgrave, this three bedroom detached house is in excellent decorative order benefitting from a single garage, conservatory and no onward chain.

- Single garage
- Sought after location
- Conservatory
- Well presented throughout
- Over 1,300 sq ft
- Council Tax Band D
- Freehold
- Energy Efficiency Rating E.



## Property Description

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### Situation

Found in the heart of this attractive and sought after village, the property enjoys a pleasing position within a stone's throw of the rural countryside. 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 of the Waveney Valley. The village still retains a strong and active local community with a beautiful assortment of many period and historic properties centred around a large unspoilt village green. The historic market town of Diss is within close proximity, (being a 15 or so minute walk down The Lowes) 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. The Agent advises the property is within the Hartismere School catchment area.

### Description

The property comprises a large three bedroom detached house built in the 1980s of traditional brick and block cavity wall construction under an interlocking tiled roof with wood casement double glazed windows and doors, whilst being heated by an oil fired central heating boiler via radiators. Offering light and spacious accommodation being presented in a most excellent decorative order giving versatile living at both ground floor and first floor levels of over 1,300 sq ft.

### Externally

The property is set back from the road being approached via a hard standing driveway giving off-road parking for multiple vehicles leading to the single garage having up and over door to front. The front gardens are planted with a variety of plants and shrubs giving colour during the summer months. The main gardens are found to the rear of the property being predominantly laid to lawn having a patio area creating an excellent space for alfresco dining and trees, plants and shrubs providing colour, summer house to rear boundary, all being enclosed by panel fencing.

The rooms are as follows:

**ENTRANCE PORCH:** 7' 3" x 2' 1" (2.22m x 0.66m) With window to side, a good space for shoes and coats giving access to entrance hall.

**ENTRANCE HALL:** Giving access to wc, reception room one, kitchen, under stairs storage cupboard and stairs rising to first floor level.

**WC:** 3' 10" x 5' 4" (1.18m x 1.65m) With window to front comprising low level wc, hand wash basin and tiled splashbacks.

**KITCHEN:** 11' 10" x 10' 0" (3.63m x 3.07m) With window to rear, the kitchen offers a good range of wall and floor units, work surfaces, stand alone Hotpoint cooker and hob with extractor above, stainless steel sink with drainer and mixer tap, space of white goods and plumbing for washing machine, archway leading to reception room two. External door leading to rear gardens.

**RECEPTION ROOM ONE:** 11' 4" x 20' 8" (3.46m x 6.31m) With window to front being a bright and spacious reception room, open fireplace to side currently housing faux heater, giving access to conservatory.

**RECEPTION ROOM TWO:** 8' 10" x 11' 11" (2.71m x 3.65m) With window to side lending itself as a dining room and having views and access onto the rear gardens via French doors.

**CONSERVATORY:** 9' 10" x 10' 3" (3.01m x 3.14m) With window to rear being a brick base double glazed conservatory having views and access onto the gardens.

**FIRST FLOOR LEVEL - LANDING:** With window to side giving access to the three bedrooms and bathroom. Built-in airing cupboard to side and loft space above.

**BEDROOM ONE:** 11' 4" x 11' 6" (3.46m x 3.51m) With window to front being a spacious double bedroom.

**BEDROOM TWO:** 11' 4" x 8' 4" (3.46m x 2.56m) With window to rear having views over the gardens.

**BEDROOM THREE:** 8' 3" x 9' 5" (2.52m x 2.88m) With window to front lending itself as potential office space. Storage cupboard to side.

**BATHROOM:** 8' 6" x 5' 1" (2.61m x 1.57m) With window to rear comprising panelled bath with overhead shower, low level wc and hand wash basin. Tiled splashbacks.

**VIEWINGS:** Strictly by appointment with Whittleby Parish Estate Agents, please contact a member of the sales team at our Diss office on 01379 640808.

#### SERVICES

Drainage – Mains  
Heating type – Oil  
EPC rating – E  
Council Tax Band – D  
Tenure - Freehold  
**OUR REF:** 8044



# 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.

