



DENMARK COURT

SV

*Denmark Court, Palgrave*



MUSKER  
McINTYRE  
ESTATE AGENTS

Norwich - 21 miles  
Bury St Edmunds - 23.5 miles  
Ipswich - 23.8 miles

**A stylish three bedroom semi-detached house built 9 years ago by Hopkins Homes. The property is situated within the highly regarded village of Palgrave, only a short walk from Diss town centre.**

**Guide Price £265,000**

**Accommodation comprises briefly:**

- Entrance Hallway
- Kitchen/Breakfast Room
- Utility Area & Cloakroom
- Sitting Room
- Three Bedrooms
- Family Bathroom
- En-suite Shower Room
- Courtyard Style Gardens
- Cart Lodge & Parking
- Timber Workshop



**The Property**

Number 1 Denmark Court was built approximately 9 years ago by renowned developers Hopkins Homes. The developers operate throughout East Anglia and over the years they have grown a renowned reputation for quality and design.

On entering the property a UPVC casement doorway leads into the spacious entrance hallway. The hall provides access to the kitchen (left) and to the sitting room (right), with stairs rising to the first floor and cloakroom beside. The sitting room is well proportioned and dual aspect with lovely views across The Lows down towards Diss. The centerpiece of the room is by far the feature gas fireplace. The fireplace has a wooden surround, heath and grate. At the end of the room is a selection of fitted shelving units, ideal for showing porcelain or book storage. The kitchen/breakfast room is fully fitted with a selection of wall and base units, incorporating a built in gas hob, double oven and stainless steel sink. There is space at the end of the room for a dining table and chairs, with lovely views to the front and side gardens. The room continues around the side where a utility area can be found. This part of the house has plumbing for a washing machine and further storage space. Up to the landing are two useful storage cupboards and access into the loft space. The master bedroom has the benefit of a large en-suite shower room and a useful built in wardrobe. The two further bedrooms are light and airy with the second largest also benefiting from a built in wardrobe cupboard. Adjacent is the family bathroom which is partially tiled comprising a modern white three piece suite.



### Outside

The property has a good amount of gardens surrounding the house, mainly to the side, which provides the main south east facing gardens. The garden is fully enclosed and predominantly laid to lawn. A number of mature flower beds are scattered around the garden with raised flower beds situated towards the rear boundary. In the corner of the garden is a fully insulated timber workshop and a timber garden shed.

### Location

Located on the edge of Palgrave, the property benefits from being in a village location, yet only a short walk from Diss. Palgrave itself has a highly regarded primary school, with further schooling available in Diss up to sixth form level. The market town of Diss has a number of different high street chains, supermarkets and other facilities from health centre to pharmacies and from take aways to restaurants. The town also benefits from a mainline train station with frequent trains to Norwich, Ipswich and London Liverpool

### Directions

From Diss, head out of the town via Denmark Street onto Denmark Hill. Approximately half way up the hill, turn right into Denmark Court, where the property will be located first on the left. Parking is located at the back of the house in front of the middle cart lodge.

### Fixtures and Fittings

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

### Services

Gas fired heating. Water and electricity connected, private drainage.

### Local Authority

Mid Suffolk Council - Tax Band: C

Energy Rating: C

Postcode: IP22 1BF

### Agents Note

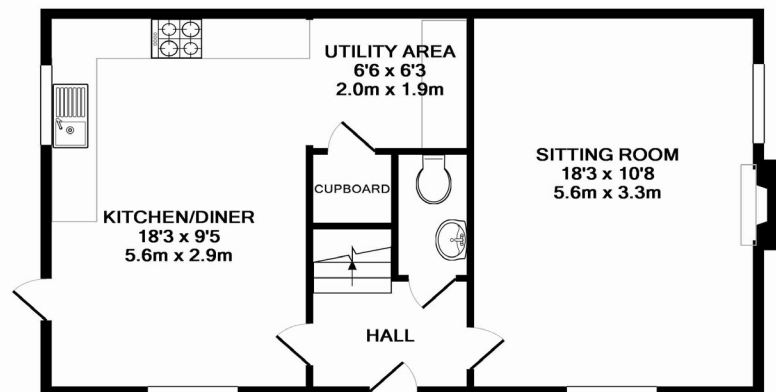
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

A small monthly management charge applies for all nine properties covering the treatment plant maintenance and the attendance of communal areas.

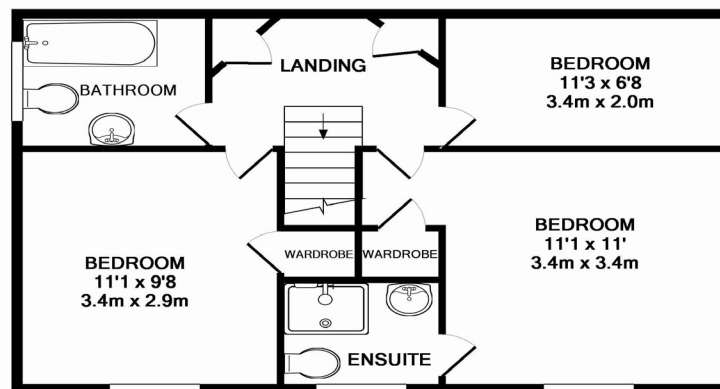
### Tenure

Vacant possession of the freehold will be given upon completion.





GROUND FLOOR  
APPROX. FLOOR  
AREA 590 SQ.FT.  
(54.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 581 SQ.FT.  
(54.0 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1171 SQ.FT. (108.8 SQ.M.)**

Measurements are approximate. Not to scale. Illustrative purposes only  
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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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