



Half Moon Lane, Redgrave, Diss, IP22 1RX

Guide Price £525,000 - £550,000

Occupying a corner plot position in a sought after village, this four bedroom detached house is well presented throughout benefitting from a double garage, conservatory and south westerly facing gardens.

- Corner plot position
- Sought after village
- Double garage
- Conservatory
- South westerly facing rear gardens
- Council Tax Band D
- Freehold
- Energy Efficiency Rating E



Property Description

Situation

Found upon a small country lane and close to the heart of the village the property enjoys a pleasing position. The village of Redgrave is located within the beautiful countryside on the north Suffolk borders being a quintessential English village and having a beautiful assortment of many period properties centred around a large green and village pond. Still retaining good amenities by way of having a public house, fine church and convenience store. More amenities can be found just a mile down the road within the villages of Rickinghall and Botesdale. The historic market town of Diss lies seven miles to the east providing an extensive and diverse range of facilities with the benefit of a mainline railway station connecting to London Liverpool Street and Norwich.

Description

The property comprises a four bedroom detached house built in 1986 of traditional brick and block construction under an interlocking tiled roof with upvc double glazed windows and doors whilst being heated by an oil fired central heating boiler via radiators. Offering light and spacious accommodation giving versatile living at both ground and first floor levels of over 1,900 sq ft.

Externally

The property is set at the end of a quiet track off Half Moon Lane occupying a corner plot position being approached via a brick weave driveway giving off-road parking for multiple vehicles leading to a double garage with two up and over doors to front. The gardens wrap around the property enjoying a south westerly facing aspect being predominantly laid to lawn with plants and shrubs giving plenty of colour during the summer months, whilst being enclosed by large trees providing privacy and seclusion within.

The rooms are as follows:

ENTRANCE HALL: Space for shoes and coats giving access to two reception rooms, kitchen/breakfast room, wc and study.

Stairs rising to first floor level.

WC: 2' 5" x 6' 0" (0.75m x 1.85m) With window to front comprising low level wc, hand wash basin and tiled splashbacks.

RECEPTION ROOM ONE: 13' 7" x 14' 0" (4.15m x 4.27m) With window to front being a bright and spacious reception room with open fireplace to side and giving access to conservatory.

RECEPTION ROOM TWO: 9' 5" x 14' 9" (2.89m x 4.52m) With window to front giving space for dining table and chairs.

STUDY: 6' 7" x 9' 0" (2.02m x 2.75m) Window to rear. Excellent work from home space.

KITCHEN/BREAKFAST ROOM: 10' 2" x 11' 8" (3.10m x 3.56m) With window to rear, the kitchen offers a good range of wall and floor units, oak work surfaces, five ring electric hob with extractor above, Rangemaster oven, one and a half bowl

porcelain sink with drainer and mixer tap, breakfast bar, access to utility room and external door leading to the rear gardens.

UTILITY ROOM: 8' 8" x 6' 3" (2.65m x 1.93m) Wall and floor units, work surfaces, plumbing for washing machine and dishwasher with further space for white goods and access to double garage.

CONSERVATORY: 20' 1" x 8' 2" (6.13m x 2.50m) Fitted to the rear of the property having brick base upvc double glazed conservatory having views and access onto the rear gardens.

FIRST FLOOR LEVEL - LANDING:

With window to rear giving access to four bedrooms and bathroom. Airing cupboard to side and loft space above.

BEDROOM ONE: 13' 6" x 6' 9" (4.14m x 2.07m) With window to front being a large master bedroom having hand wash basin over vanity unit and the luxury of en-suite facilities.

EN-SUITE: 6' 9" x 3' 6" (2.07m x 1.07m) With window to side comprising corner shower cubicle and low level wc.

BEDROOM TWO: 9' 6" x 14' 4" (2.90m x 4.37m) Double aspect to front and side being a double bedroom.

BEDROOM THREE: 9' 6" x 11' 4" (2.90m x 3.46m) With window to side being a double bedroom.

BEDROOM FOUR: 7' 3" x 7' 11" (2.21m x 2.43m) With window to side.

BATHROOM: 6' 6" x 9' 1" (1.99m x 2.77m) With window to front comprising panelled bath with overhead shower, low level wc and hand wash basin. Tiled splashbacks and tiled flooring.

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

OUR REF: 8048



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.

