



Denmark Court, Palgrave, Diss, IP22 1BF
Guide Price £250,000 - £260,000



Modern and spacious three bedroom house found within a select close within the beautiful countryside running through the Waveney Valley. Further benefiting from off-road parking, carport, low maintenance gardens and no onward chain.

Denmark Court, Palgrave, Diss

Key Features

- No onward chain
- Hopkin Homes build
- En-suite facility
- Carport & off-road parking
- Hartismere School catchment
- Southerly facing rear gardens
- Council Tax Band C
- Freehold
- Energy Efficiency Rating C.

Situation

Tucked away in a niche close the property enjoys a prominent and elevated position set to the front of the close and enjoying outstanding views over the rural countryside. The tranquil and sought after village of Palgrave has proved to have been a popular location over the years found just 1.5 miles to the south of Diss and within the beautiful countryside along the Waveney Valley. The village still retains a strong and active local community with a beautiful assortment of many period and historic properties predominantly centred around a large village green. The property also benefits from being within the Hartismere school catchment area. The historic market town of Diss is within close proximity offering 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 a three bedroom semi-detached house having been built in 2006 by much respected developers Hopkins Homes and is of traditional brick and block cavity wall construction under a pitched tiled roof, mellow red brick elevations and double glazed wood casement windows and doors, whilst being heated by a gas fired central heating boiler via radiators. Internally the property offers spacious and well laid out accommodation being well presented and flooded by plenty of natural light.

Externally

The property is set back from the road upon an elevated position with nominal gardens to the front and off-road parking to the side upon a shingle driveway for two cars back to back plus additional parking within the carport lying to the property in question. The main gardens lie to the rear and have been landscaped for ease of maintenance in mind having a good deal of privacy/seclusion within and enjoying a southerly aspect.



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The rooms are as follows

ENTRANCE HALL: 15' 8" x 3' 5" (4.78m x 1.04m)

Access via a solid wood door to front, six panel internal doors giving access to the reception room, kitchen and wc to side. Stairs rising to first floor level with under stairs storage cupboard.

WC: With suite in white comprising a low level wc and wash hand basin. Frosted window to side.

RECEPTION ROOM: 15' 7" x 10' 8" (4.75m x 3.25m)

A light, bright and airy room with window to the front aspect, French doors to rear giving access through to the kitchen/diner. Fireplace to side giving a pleasing focal point with inset gas fire and wood mantle surround.

KITCHEN/DINER: 8' 7" x 17' 8" (2.62m x 5.38m)

Found to the rear of the property and with views and access onto the rear gardens. The kitchen offers a good range of wall and floor unit cupboard space with roll top work surfaces and Shaker units. Inset one and a half bowl stainless steel sink with drainer and mixer tap, space for white goods, double oven with four ring gas hob above and extractor fan over. Tiled flooring flowing through.

FIRST FLOOR LEVEL: LANDING: Again with six panel internal doors giving access to the three bedrooms and family bathroom. Built-in airing cupboard to side. Access to loft space above.

BEDROOM ONE: 10' 4" x 10' 0" (3.15m x 3.05m)

With views over the rear gardens a generous size principal bedroom having the luxury of en-suite facilities and built-in storage cupboard to side.

EN-SUITE: 4' 3" x 7' 7" (1.3m x 2.31m)

With tiled shower cubicle, low level wc and wash hand basin.

BEDROOM TWO: 9' 5" x 10' 6" (2.87m x 3.2m)

Another double bedroom found to the front of the property.

BEDROOM THREE: 8' 10" x 7' 3" (2.69m x 2.21m)

A generous size single bedroom with elevated views over the rear gardens.

BATHROOM: 5' " x 6' 8" (1.7m x 2.03m)

With matching three piece suite in white with panelled bath, shower attachment over, low level wc and wash hand basin. Tiled flooring.

SERVICES

Drainage – Private treatment plant

Service charge - £430.00 per annum which goes towards maintenance of communal areas

Heating type – Gas central heating

EPC rating – C

Council Tax Band – C

Tenure – Freehold

OUR REF: 8376



Denmark Court, Palgrave, Diss



Floor 0

Approximate total area⁽¹⁾
824.34 ft²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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