



## High Street, Thelnetham, Diss, IP22 1JL

Guide Price £285,000

ENTERTAINING BEAUTIFUL VIEWS OVER THE UNSPOILT ROAMING COUNTRYSIDE, THIS SIGNIFICANTLY ENHANCED AND EXTENDED FOUR BEDROOM HOUSE IS FOUND IN A MOST PLEASING RURAL BUT YET NOT ISOLATED POSITION. FURTHER BENEFITING FROM A LARGE PLOT WITH 100 FOOT REAR GARDENS, EXTENSIVE OFF-ROAD PARKING, OUTBUILDING/WORKSHOP AND NO ONWARD CHAIN.

- Outbuilding/workshop
- Rural Views
- 4 double bedrooms
- Backing onto open fields
- No onward chain
- Council Tax Band B
- Freehold
- Energy Efficiency Rating TBC.



## Property Description

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### SITUATION

Found upon a prominent and elevated position, the property is set well back from the road and enjoys a most pleasing situation surrounded by the undulating and unspoilt countryside.

Theltham is found along the Norfolk and Suffolk borders and offers a beautiful array of many period and attractive properties, whilst having the benefit of a village church and public house. The historic market town of Diss is found within close proximity lying just seven miles to the east 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 semi-detached house, having originally being constructed in the 1930's and extended in latter years, being of traditional construction with colour wash rendered elevations under a pitch clay tiled roof and with the benefit of the installation of replacement sealed unit upvc double glazed windows and doors. Heated by a modern oil fired central heating boiler via radiators, (having only been installed some 18 months ago and with the benefit of the residue of a five year guarantee). Internally the property offers a pleasing layout with well proportioned rooms all flooded by plenty of natural light, (with the accommodation being in the regions of just under 1,200 square feet).

### EXTERNALLY

The property is well positioned upon its large plot, having extensive off-road parking to the front leading up to a five bar gate with additional parking beyond and leading to the outbuilding/workshop, (separated into three areas, Workshop area: 10' 6" x 9' 1" (3.21m x 2.77m) - With double doors to front, window to side and power/light connected. Second store area: 11' 5" x 6' 5" (3.48m x 1.96m) - With door and window to side, power/light connected, inner door connecting through to second storage area, 4' 8" x 16' 9" (1.44m x 5.12m) with door and window to side. The main gardens lie to the rear and are of a most generous size backing onto open farmland. The boundaries are enclosed by concrete post and panel fencing with established hedging being predominately laid to lawn with a number of mature fruit trees towards the rear boundaries.

**The rooms are as follows:**

**ENTRANCE HALL:** 4' 4" x 6' 3" (1.33m x 1.92m) Access via a new solid oak door to front, oak flooring flowing through, stairs rising to first floor level and newly installed oak brace and batten doors giving access to the cloakroom/wc, reception room one and reception room two.

**CLOAKROOM/WC:** 3' 11" x 6' 5" (1.20m x 1.96m) With frosted window to side. Comprising of a low level wc and hand wash basin in white. Tiled flooring. Housing the oil fired central heating boiler to side.

**RECEPTION ROOM ONE:** 16' 4" x 11' 10" (4.98m x 3.62m) A bright and spacious double aspect room with views to the front and rear of the property. French upvc double glazed doors opening onto the rear gardens. The focal point of the room is the open fireplace with tiled hearth and bressumer beam over. Pine floor boarding.

**RECEPTION ROOM TWO:** 11' 10" x 9' 9" (3.63m x 2.99m) With window to the side aspect. Oak flooring flowing through from the entrance hall. The focal point of the room is the fireplace with inset cast iron wood burning stove upon a tiled hearth. Deep understairs

storage cupboard to side. Arch connecting through to the kitchen.

**KITCHEN/DINER:** 11' 8" x 15' 0" (3.56m x 4.59m) With window to the side aspect and French upvc double glazed doors opening on the rear gardens. Further stable door to side opening through to conservatory. The kitchen offers an extensive range of wall and floor units with marble effect roll top work surfaces over, inset four ring electric touch hob with extractor above and oven to side. Inset one and half bowl sink with drainer and mixer tap. Tiled splashbacks. Fitted double oven, dishwasher and washing machine.

**CONSERVATORY:** 7' 4" x 4' 7" (2.26m x 1.40m) Found to the side/east aspect of the property. A upvc double glazed conservatory upon a brick base and with upvc door to the front. Tiled flooring.

**FIRST FLOOR:**

**LANDING:** With replaced oak brace and batten doors giving access to the four bedrooms and family bathroom. Access to loft space above. Views to a westerly aspect.

**BEDROOM ONE:** 16' 4" x 9' 9" (4.99m x 2.99m) A particularly large master bedroom with two windows to the eastern aspect. Built-in

storage cupboard over stairs to side.

**BEDROOM TWO:** 11' 8" x 9' 2" extending to 10' 11" (3.56m x 2.81m extending to 3.35m). Found to the rear aspect of the property having elevated views over the rear gardens and fields beyond. A large size double room.

**BEDROOM THREE:** 8' 2" x 12' 0" (2.49m x 3.68m) With window to the front aspect and again being a good size room.

**BEDROOM FOUR:** 7' 11" x 8' 9" (2.42m x 2.69m) Found to the rear aspect of the property and although being the smallest of the four bedrooms, still able to cater for a double bed if required.

**BATHROOM:** 7' 5" x 5' 5" (2.27m x 1.67m) With frosted window to the side aspect, oak flooring. Panelled bath to side with shower attachment over, low level wc and hand wash basin.

**OUR REF:** 7280

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



## 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.

