



High Road, Bressingham, Diss, IP22 2AU

Guide Price £265,000

AN EXTENDED AND ENHANCED THREE BEDROOM CHARACTERFUL COTTAGE ENJOYING A LOVELY TRANQUIL POSITION WITHIN THIS SOUGHT AFTER VILLAGE.

- Large gardens
- Over 1100 sq ft
- Extended and enhanced
- Sought after village
- Character and charm
- Council Tax Band C
- Freehold
- Energy Efficiency Rating F.



Property Description

SITUATION

Set well back from the road in a more tucked away position, the property is found within the centre of this well regarded and sought after village. Bressingham lies just three miles to the west of Diss and has a beautiful assortment of many period and modern properties surrounded by the open rural countryside. The historic and thriving market town of Diss is found close to the Waveney Valley on the south Norfolk borders and offers an extensive and diverse range of many day to day amenities and facilities with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

DESCRIPTION

The property comprises of a three bedroom semi-detached Victorian cottage, believed to have originally been built in the 1850's with pleasing mellow red brick elevations under a pitched interlocking tiled roof, with replacement sealed unit upvc double glazed windows and doors and heated by a modern (two years old) oil fired central heating boiler via radiators. In latter years the property has been significantly extended at ground floor level, whilst a loft conversion at second floor level has created a spacious third bedroom having elevated views over the gardens and countryside beyond.

EXTERNALLY

The property is approached via a shared shingle driveway, (shared only with the sole neighbouring property) with an area of lawn adjacent and to the front aspect of the house and flanked with herbaceous borders, (which could be adopted for further off-road parking space if required). A five barred gate gives access to the rear gardens which are firstly brick weaved leading up to picket fencing with the main gardens beyond.

The rooms are as follows:

ENTRANCE HALL: 10' 11" x 5' 1" (3.33m x 1.57m) (maximum measurements including stairs rising to first floor level). Two period four panel pine internal doors giving access to the reception room and kitchen. Pine turned newel posts and spindles. Stairs rising to first floor level, original black and red quarry tiling. New consumer unit to side.

RECEPTION ROOM ONE: 10' 6" x 11' 1" (3.22m x 3.39m) With window to the front aspect and focal point being the original cast iron hob fireplace with wood mantle surround. Exposed Pine floor boarding.

KITCHEN/DINER: 11' 0" x 16' 9" (3.36m x 5.12m) Found to the rear of the property and having views onto the rear gardens and beyond. Black and red quarry tiled flooring. The kitchen area provides an extensive range of wall and floor unit cupboard space with roll top work surfaces over. Inset four ring electric touch hob with double oven to side, space and plumbing for automatic washing machine. Inset one and a half bowl stainless steel sink with drainer. A focal point of the room is the fireplace with cast

iron wood burning stove upon a tiled hearth and wood mantle surround. Secondary door giving access through to the utility area.

UTILITY: 14' 2" x 6' 11" (4.33m x 2.12m) With upvc double glazed stable door giving external access. Work surface over with inset sink and space and plumbing for automatic washing machine and tumble dryer. Three built-in cupboards to side. Further access to the inner hall and wc

WC: 5' 4" x 2' 6" (1.64m x 0.78m) With frosted window to the side aspect and comprising of a low level wc and wash hand basin.

CONSERVATORY: 12' 6" x 8' 0" (3.82m x 2.46m) A proper upvc double glazed conservatory extension upon a brick base and with double doors to side. Tiled flooring. Radiator to side.

FIRST FLOOR LEVEL:

LANDING: 13' 8" x 4' 10" (4.17m x 1.49m) (maximum measurements) including stairs rising from ground floor level and stairs following on to the second floor level. Three four panel pine internal doors giving access to bedroom one, two and the family bathroom.

BATHROOM: 8' 3" x 8' 0" (2.52m x 2.45m) With frosted window to

the rear aspect and comprising of a roll top bath with claw feet, (shower attachment), low level wc, wash hand basin and heated towel rail to side.

BEDROOM ONE: 10' 11" x 9' 10" (3.33m x 3.01m) Found to the front aspect of the property and being a good double bedroom with the benefit of two built-in storage cupboards either side of the ornate Victorian fireplace.

BEDROOM TWO: 10' 10" x 8' 2" (3.32m x 2.49m) Found to the rear aspect of the property and being to cater for a double bed if required. Built-in cupboard to side.

SECOND FLOOR LEVEL:

BEDROOM THREE: 12' 4" x 13' 5" (3.78m x 4.09m) (maximum measurements including stairs rising from first floor level). Two Velux windows to the rear aspect. Elevated views. Full length built-in storage cupboards. Further eaves storage space.

OUR REF: 7194



Viewing Arrangements

Strictly by appointment

Contact Details

4-6 Market Hill

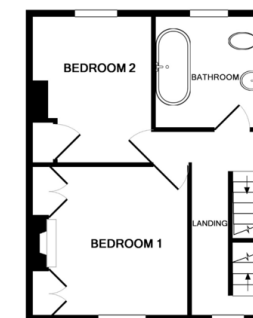
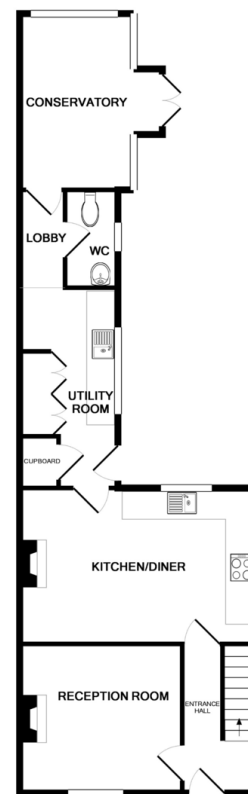
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



TOTAL APPROX. FLOOR AREA 1199 SQ.FT. (111.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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