



Crossing Road, Palgrave, Diss, IP22 1AW

Guide Price £495,000 - £525,000

'THE SPRINGS' IS A DELIGHTFUL INDIVIDUALLY BUILT AND SITUATED FOUR BEDROOM DETACHED HOUSE HAVING BEEN MUCH ENHANCED AND UPGRADED, PRESENTED IN A MOST EXCELLENT DECORATIVE ORDER THROUGHOUT. ENJOYING PRIVATE SOUTHERLY FACING REAR GARDENS, EXTENSIVE OFF-ROAD PARKING, ANNEXE/WORKSHOP AND TANDEM LENGTH GARAGE.

- Tandem garage
- Southerly facing rear gardens
- Extensive off-road parking
- Freehold
- Annexe/workshop
- Hartismere school catchment
- Council Tax Band
- Energy Efficiency Rating D.



Property Description

Situation

Enjoying a tucked away position the property is set back off a small green nestled in the heart of this sought after village. Over the years Palgrave has proved to have been a popular and desirable village lying just 1.5 miles to the south of Diss within the beautiful countryside through the Waveney Valley on the north Suffolk borders. The village still retains a strong and active local community with a beautiful assortment of many period and historic properties centred around a large village green. The historic market town of Diss is within striking distance being a 15 minute walk down The Lowes and offers an extensive and diverse range of many day to day amenities and facilities along with a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

The property comprises a substantial and spacious individually built four bedroom detached family home offering spacious accommodation in the regions of 1,400 sq ft and of brick and block cavity wall construction under a pitched interlocking tiled roof and with the benefit of the installation of replacement sealed unit upvc double glazed windows and doors, whilst being heated by an oil fired central heating boiler via radiators. Throughout the property is presented in a most excellent decorative order having been well maintained and enhanced by the current vendors.

Externally

The property is approached via oak double gates giving access onto a brick weave driveway giving extensive off-road parking for a number of vehicles leading up to the attached garage (attached to the property in question measuring 23' 5" x 8' 11" (7.16m x 2.73m) with up and over door to front, power/light connected, boarded out loft space and window and door to rear. It has been advised that the footings are deep enough for a two storey extension above). The main gardens lie to the rear of the property and are of a generous size offering complete privacy/seclusion now being well established and well stocked enjoying a southerly aspect taking in all of the afternoon and evening sun. Particular notice is drawn to the large workshop/annexe measuring 29' 3" x 10' 6" (8.93m x 3.22m) of timber construction with power/light connected, windows and two double doors providing useful versatile space.

The rooms are as follows:

RECEPTION HALL: 6' 5" x 7' 3" (1.97m x 2.22m) Access via upvc double glazed frosted door to front. A most pleasing first impression, good space for shoes and coats etc and secondary door giving access through to the hallway.

HALLWAY: 14' 7" x 5' 10" (4.47m x 1.80m) Stairs rising to first floor level, replaced internal doors giving access to the reception rooms, kitchen and shower room. Under stairs storage cupboard to side.

SHOWER ROOM: 3' 8" x 8' 10" (1.14m x 2.70m) With frosted window to side and being a recently replaced suite now fully tiled with double shower, low level wc and hand wash basin. Heated towel rail to side.

RECEPTION ROOM ONE: 23' 9" x 10' 10" (7.26m x 3.32m) A bright and spacious double aspect room with window to front and French upvc double glazed doors to rear opening through to the garden room. A particular focal point is the open fireplace with marble surround and hearth.

RECEPTION ROOM TWO: 16' 9" x 8' 10" (5.13m x 2.70m)

Another double aspect room with windows to the front and side currently used as a formal dining room however of generous size and lending itself for a number of different uses.

KITCHEN/BREAKFAST ROOM: 8' 9" x 15' 2" (2.69m x 4.64m)

With window to the rear aspect enjoying southerly views onto the rear gardens. The kitchen offers an extensive range of wall and floor units with roll top work surfaces and integrated appliances with four ring electric hob and oven below and extractor above. Space for white goods etc. Secondary door giving access through to reception room one.

GARDEN ROOM: 7' 7" x 10' 10" (2.33m x 3.31m) A upvc double glazed conservatory extension upon a brick base and giving external access onto the rear gardens. Fitted blinds.

FIRST FLOOR LEVEL: LANDING: 15' 1" x 5' 10" (4.61m x 1.80m) With window to the front aspect enjoying a leafy green outlook. Replaced internal doors giving access to the four bedrooms and bathroom. Built-in airing cupboard to side.

Access to loft space above with drop down loft ladder and boarded out loft space.

BEDROOM ONE: 12' 6" x 10' 10" (3.82m x 3.31m) With window to the rear aspect being a most spacious master bedroom with built-in storage cupboard. Elevated views to the south.

BEDROOM TWO: 10' 11" x 10' 10" (3.35m x 3.31m) With window to the front aspect enjoying views over the green and church beyond. Another large double bedroom.

BEDROOM THREE: 8' 5" x 12' 8" (2.59m x 3.88m) With window to the rear aspect being a double bedroom with the benefit of built-in storage cupboard to side.

BEDROOM FOUR: 7' 10" x 8' 10" (2.40m x 2.71m) With window to the front aspect although being the smaller of the four bedrooms still able to cater for a double bed if required.

BATHROOM: 6' 9" x 8' 10" (2.07m x 2.71m) With frosted window to side being a replaced suite with panelled bath, low level wc and hand wash basin.

OUR REF: 7610



Viewing Arrangements

Strictly by appointment

Contact Details

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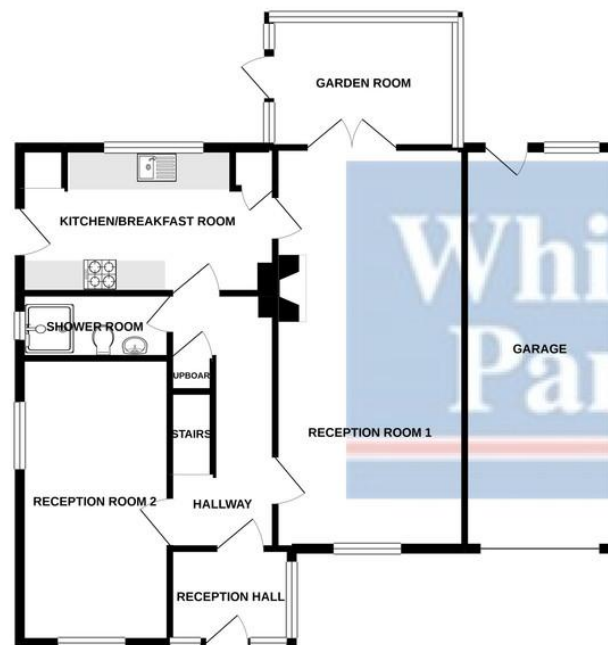
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their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

GROUND FLOOR
1014 sq.ft. (94.2 sq.m.) approx.



1ST FLOOR
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA : 1635 sq.ft. (151.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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