



Walcot Green, Diss

Guide Price £450,000 - £475,000

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The attractive hamlet of Walcot Green offers a beautiful assortment of many period and modern properties, these properties are predominantly set upon large individual plots lying within walking distance of the town centre and surrounded by the idyllic rural countryside to the north of Diss. The historic market town of Diss is found on the south Norfolk borders within the beautiful countryside surrounding the Waveney Valley, the town offers an extensive and diverse range of many day to day amenities and facilities along with having the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

This detached period cottage which dates back to the 1600's comes rich with character and charm in the form of beamed ceilings and walls, inglenook fireplaces and tile and brick floors. The cottage is spread over two floors and offers space measuring approximately 1,500 sq feet. Over the years, this four bedroom property has had an extension carried out which forms the utility and downstairs wet room, the planning permission for this extension also allows the construction of a carport and cart shed/store (more information can be found using planning ref 2001/1920 on the South Norfolk planning portal).

The overall plot measures just shy of 0.33 of an acre and offers generous external storage in the form of a double garage/workshop and a further timber garage. Most of the garden is located to the rear of the cottage, this outside space is home to a wide range of plants, trees and bushes and is set up ready for any keen gardeners with beds for growing vegetables already established. Plenty of off-road parking is provided with driveways located at both ends of the cottage.

SERVICES:

- Drainage - private
- Heating - gas
- EPC Rating - C
- Council Tax Band - D
- Tenure- freehold





- Detached period cottage
- Plot approaching 0.33 acre
- Rural feel with amenities just over 1 mile away
- Garage/workshop
- Upstairs bathroom & downstairs shower room
- Garden room with view over garden
- Guide Price £450,000 - £475,000
- Freehold
- Council Tax Band D

