



The Green, Palgrave, Diss, IP22 1AN

Guide Price £500,000 - £525,000

An attractive three double bedroom detached Victorian villa presented in exceptional condition throughout and with the benefit of no onward chain.

- Guide Price £500,000- £525,000
- 2 reception rooms & snug
- No onward chain
- Freehold
- 3 double bedrooms & office space
- New gas boiler installed Feb 2023
- Council Tax Band E
- Energy Efficiency Rating N/A.



Property Description

See agents note for planning permission details...

Situation

Palgrave is a much sought after village having proved to have been a popular location over the years found just 1.5 miles to the south of Diss within the beautiful countryside running along the Waveney Valley. The village still retains a strong and active local community and enjoys a beautiful assortment of many period and historic properties predominantly centred around a large village green. The historic market town of Diss can be reached on foot in 15 minutes, offering 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

Dating back to between the 1830's and 1840's, this grade II listed detached Victorian villa is an excellent example of a harmonious blend between old and new. The property which is constructed of white brick with a roughcast clay lump front elevation sits underneath a hipped slate roof and has a pleasing to the eye symmetrical aesthetic. Internally the home is extremely well presented throughout with all of the rooms being treated to character features and plenty of natural light. This wonderful home was extended in the 1980's which created the sun room, utility and cloakroom enhancing the space on offer to approximately 1400 sq ft.

Externally

The kerb appeal of this home is in abundance with it also enjoying a prominent position within the village. The property is approached via a shingle driveway which provides off road parking for multiple vehicles. Pedestrian access is achievable on both sides of the property and leads you round into the main garden found to the rear. This extremely well-manicured south facing rear garden is an utterly picturesque environment and one that you can tell has been loved and cared for. It is planted with a vast array of perennials and shrubs and has an 18 month old cedar summer house, large one and a half storey workshop 9' 1" x 15' 8" (2.77m x 4.78m) with light and power, timber garden shed and benefit of an outside tap.

The rooms are as follows:

ENTRANCE HALL: Access via original solid wood door (1 metre wide) with stained glass window above. Stairs rising to first floor level. Original tiled flooring.

LOUNGE: 11' 1" x 11' 0" (3.38m x 3.35m) Sash window with original timber shutter to front aspect, inglenook fireplace with inset wood burning stove upon a tiled hearth and wooden mantle surround. Solid wood flooring.

INNER HALL: Under stairs storage cupboard. Original tiled flooring.

RECEPTION ROOM TWO/SNUG: 11' 7" x 7' 9" (3.53m x 2.36m) Window to rear aspect, built-in shelving for storage, arch to side giving access to dining room. Original tiled flooring.

DINING ROOM: 9' 7" x 10' 11" (2.92m x 3.33m) Sash window with original timber shutter to front aspect, space for 6/8 seater table. Original wooden floor boarding.

KITCHEN/BREAKFAST ROOM: 15' 6" x 8' 7" (4.72m x 2.62m) The kitchen offers a good range of modern wall and floor units, solid wood work surfaces, inset Butler sink with mixer tap, integral under counter fridge, dual fuel Range cooker situated within the chimney breast which is to remain, built-in seating area. Two windows to rear aspect.

Tiled flooring.

SUNROOM: 11' 4" x 5' 5" (3.45m x 1.65m) Timber frame structure with glazed aspects, side, rear and above. Tiled flooring.

UTILITY: 8' 9" x 8' 10" (2.67m x 2.69m) Wall and floor units, solid work surfaces, inset ceramic sink with drainer and mixer tap, space for washing machine, dishwasher and freestanding fridge freezer, built-in water softener. Wall mounted gas fired boiler to side. Window to rear aspect. Lino flooring. Door giving access to the doakroom/wc.

CLOAKROOM/WC: 6' 9" x 4' 0" (2.06m x 1.22m) Window to side aspect, comprising low level wc and hand wash basin with tiled splashbacks. Fitted storage unit. Lino flooring.

FIRST FLOOR LEVEL - LANDING: Giving access to the bedrooms and bathroom. Window to rear aspect.

MASTER BEDROOM: 11' 5" x 11' 3" (3.48m x 3.43m) Sash window to front aspect with secondary glazing fitted, space in alcove for storage.

BEDROOM TWO: 10' 1" x 11' 2" (3.07m x 3.41m) Sash window to front aspect with secondary glazing fitted, being a generous double bedroom.

BEDROOM THREE: 9' 10" x 9' 7" (3.00m x 2.92m) Window to rear aspect, being a double bedroom with space for wardrobe/chest of

drawers in alcoves.

SMALL WORK ROOM/OFFICE: 5' 9" x 3' 10" (1.75m x 1.17m) Sash window to front aspect.

BATHROOM: 11' 4" x 7' 3" (3.45m x 2.21m) Window to rear aspect, comprising panelled bath with electric shower over, low level wc and hand wash basin. Part tiled walls. Lino flooring. Airing cupboard to side housing the hot water cylinder and immersion heater.

SERVICES:

Drainage - mains

Heating - gas

EPC Rating - Grade II Listed

Council Tax Band - E

Tenure - freehold

AGENTS NOTE: The current owners have obtained planning permission and Listed building consent for a larger garden room to replace the existing one. Further details are available on the Mid Suffolk planning portal under reference (DC/23/02276)

OUR REF: 8371



Viewing Arrangements

Strictly by appointment

Contact Details

4-6 Market Hill

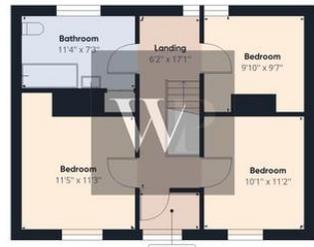
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their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

 <p>Floor 0 Building 1</p>	 <p>Floor 1 Building 1</p>	 <p>Approximate total area⁽¹⁾ 1412.81 ft²</p> <p>(1) Excluding balconies and terraces</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>GIRAFFE360</p>
 <p>Floor 0 Building 2</p>		

