



The Green, Palgrave, Diss, IP22 1AG

£290,000

An attractive four bedroom Victorian cottage offering spacious accommodation in the regions of 1100 sq ft. Occupying a sought after position with idyllic views overlooking a large green.

- Idyllic position
- Hartismere School catchment
- Approx 1100 sq ft
- X4 Double bedrooms
- Immaculately presented
- Council Tax Band C
- Freehold
- Energy Efficiency Rating E.



Property Description

SITUATION

Found within the pretty village of Palgrave, the property enjoys a pleasing and prominent position set back off the green nestled in the heart of the village. Over the years Palgrave has proved to have been a popular and most sought after village lying just one and half miles to the south of Diss and surrounded by the beautiful countryside running through the Waveney Valley on the north Suffolk borders. The village still retains a strong and active local community whilst just being within a 15 or so minute walk down The Lowes to Diss.

Predominantly most of the village is centred around a large tranquil village green with a beautiful assortment of many period and historic properties. The market town of Diss within striking distance offers an extensive range of many day to day amenities and facilities along with the mainline railway station with regular/direct services to London Liverpool Street and Norwich.

DESCRIPTION

This attractive Victorian cottage is built of traditional construction with colour wash rendered elevations under a pitched pan tiled roof, heated by a gas fired central heating boiler via radiators. Internally the property is presented in an excellent decorative order offering spacious accommodation in the regions of 1100 sq ft, with notice drawn to the four bedrooms at first floor level all being generous double bedrooms.

EXTERNALLY

The cottage is set back from the green giving a pleasing outlook whilst enjoying a small courtyard to the rear having complete privacy/seclusion within, and with pedestrian access leading under the archway to the front of the property and green.

The rooms are as follows:

ENTRANCE HALL: 3' 4" x 13' 11" (1.03m x 4.26m) Found to the front aspect of the property. A pleasing spacious first impression with access through to the two reception rooms and with windows to front giving views over the green.

RECEPTION ROOM ONE: 14' 5" x 13' 7" (4.40m x 4.15m) maximum measurements. A bright and spacious double aspect room and with the focal point being the fireplace with inset cast iron stove upon a brick hearth and with wood mantle surround.

RECEPTION ROOM TWO: 10' 2" x 14' 0" (3.10m x 4.27m) With windows to the front aspect enjoying views over the green and beyond. Fireplace to side, period four panel pine internal door giving access through to the kitchen, pine floor boarding and lending itself well as a formal dining room if required.

KITCHEN: 7' 8" x 10' 2" (2.35m x 3.11m) Found to the rear aspect of the property and with direct access onto the courtyard gardens. The kitchen offers a good range of wall and floor unit cupboard space with wood effect roll top work surfaces, inset one and a half bowl sink with drainer and mixer tap, four ring gas hob with extractor above and space for white goods etc. Utility to side..

UTILITY/WC: 6' 0" x 3' 6" (1.85m x 1.07m) With low level wc, wash hand basin and space for washing machine. Built-in shelving.

LANDING: With period pine internal doors giving access to the four bedrooms and bathroom.

BEDROOM ONE: 10' 2" x 13' 11" (3.11m x 4.25m) With window to the front aspect being a large double bedroom with exposed pine floor boarding and elevated views over the green to front.

BEDROOM TWO: 15' 11" x 9' 3" (4.86m x 2.84m) With window to the front aspect. Velux window to rear. Vaulted ceilings.

BEDROOM THREE: 10' 2" narrowing to 8' 0" x 14' 1" (3.10m narrowing to 2.44m x 4.30m) Again with window to the front aspect. Views over the green and being a spacious double bedroom. Exposed fireplace to side.

BEDROOM FOUR: 7' 8" narrowing to 4' 7" x 13' 10" narrowing to 9' 8" (2.35m narrowing to 1.42m x 4.24m narrowing to 2.97m) With window to rear and although the smaller of the four bedrooms still a double bedroom.

BATHROOM: 4' 7" x 9' 5" (1.40m x 2.88m) With frosted window to rear and comprising of a panelled bath, low level wc and wash hand basin. Built-in airing cupboard to side.

SERVICES

Drainage - Mains

Heating type - Gas

EPC rating - E

Council Tax Band - C

Tenure - Freehold

OUR REF: 8067



Viewing Arrangements

Strictly by appointment

Contact Details

4-6 Market Hill

Diss

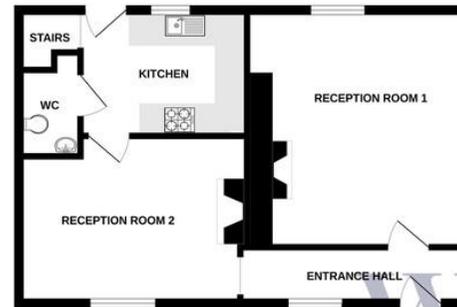
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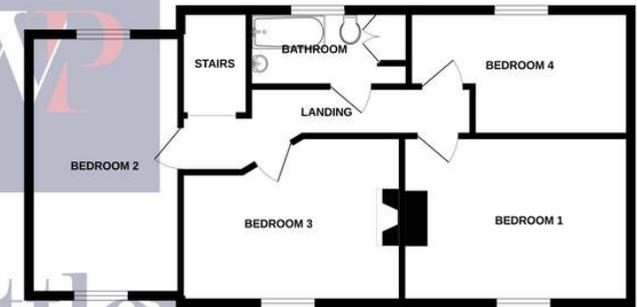
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their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

GROUND FLOOR
469 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA: 1102 sq.ft. (102.4 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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