



Mistletoe Church Street, Occold

In Excess of £375,000

Mistletoe Church Street

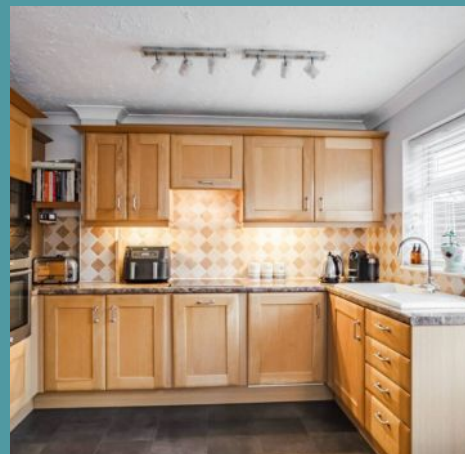
Occold, Eye

This beautifully presented detached home enjoys a prime position in the heart of Occold, offering a perfect blend of comfort, style, and practicality. Immaculately maintained and ready for its next owners, the property boasts generous living spaces, a thoughtfully designed layout, and well-tended gardens to the front and side. With driveway parking, a single garage, and a delightful courtyard, this home is ideal for those seeking village charm with modern conveniences.

The Location

The popular village of Occold offers a welcoming community with essential amenities, including a primary school, traditional pub, village hall, and historic church. Just three miles away, the nearby town of Eye provides a wider range of everyday conveniences, from independent shops and cafés to healthcare facilities and well-regarded schools.

For those needing excellent transport links, the historic market town of Diss, located eight miles to the north, features a mainline railway station with regular direct services to London Liverpool Street and Norwich, making it an ideal location for commuters and those looking to explore further afield.





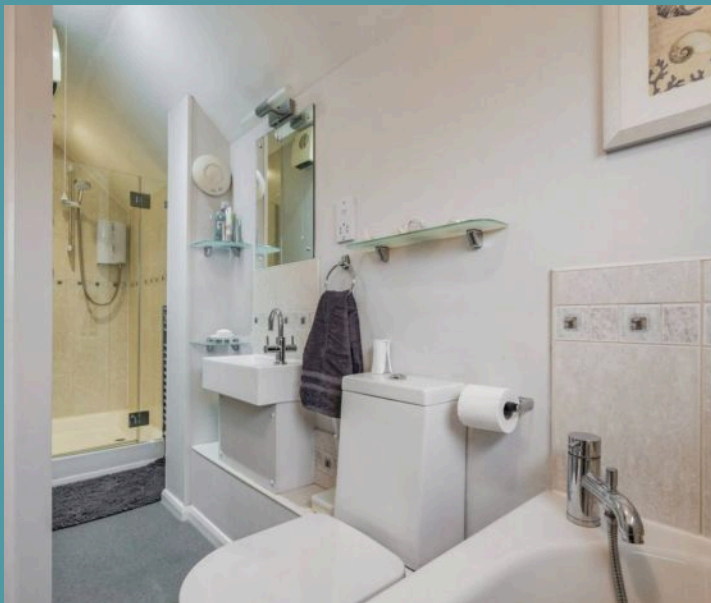
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Church Street

Stepping inside, the spacious extended entrance hall provides a warm welcome, complete with a handy guest WC and built-in storage. The kitchen/dining room is a real highlight, featuring solid oak cabinetry, high-quality worktops, and integrated appliances, including an oven, microwave, induction hob, fridge/freezer and washer/dryer. The layout offers ample workspace and storage, with a door leading directly to the private courtyard.

The comfortable sitting room is centered around a feature brick fireplace with a multi-fuel burner, perfect for relaxing evenings. Double doors lead into the garden room, a wonderful additional reception space with views across the beautifully landscaped garden. This bright and airy room provides seamless indoor-outdoor living, with direct access to the patio and lawn.





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Upstairs, three well-proportioned bedrooms are accessed from the landing. Two spacious doubles, one with fitted wardrobes, offer plenty of natural light and a peaceful atmosphere. The third bedroom, a comfortable single, is ideal for a home office or guest room. The family bathroom is luxuriously appointed with a jacuzzi bath, separate walk-in shower, WC, and hand wash basin.

Outside, the meticulously maintained gardens wrap around the front and side of the home. A feature pond, manicured lawns, and a raised decking area create a stunning outdoor space, perfect for dining and entertaining. The private walled courtyard, accessible from the kitchen, provides an additional secluded spot with a timber summer house and external oil-fired boiler. A secure five-bar gate opens onto the shingled driveway, offering ample parking alongside the single garage, which includes power and lighting.

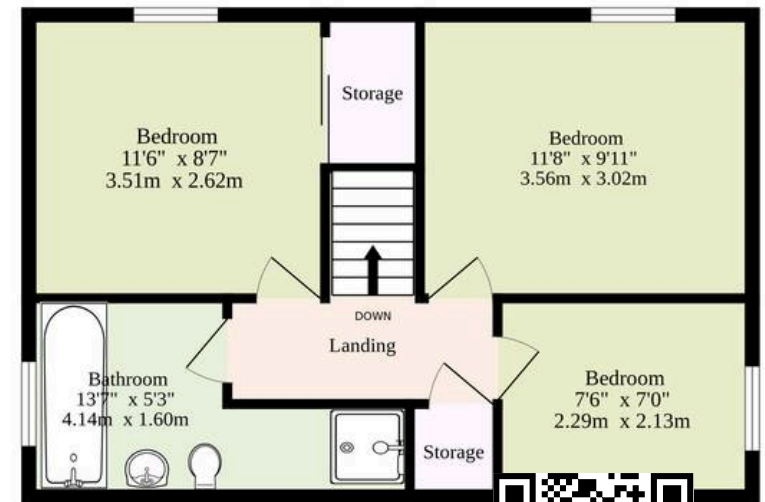
Agents Note

Sold Freehold & Connected to oil-fired central heating alongside remaining mains services



Ground Floor

1st Floor



TOTAL FLOOR AREA : 968 sq.ft. (89.9 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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