



## Wyatt House, Upper Rose Lane, Palgrave, Diss, IP22 1AP

**Guide Price £550,000**

Built in 2018 and offering versatile living space in the regions of 1,700 sq ft, occupying a superb position within the centre of the village. Beautifully presented throughout with a high specification of fixtures and fittings combined with landscaped gardens stretching to 0.13 acre (sts).

- High specification
- En-suite facilities
- 4 bedrooms
- Freehold
- Approx 1,700 sq ft
- Landscaped gardens
- Council Tax Band E
- Energy Efficiency Rating B.



## Property Description

### Situation

Wyatt House enjoys a central position within this sought after village, the property is found set back from the road upon a large individual plot and being one of five modern properties built in 2018. The tranquil village of Palgrave is located 1.5 miles to the south of Diss on the north Suffolk borders and within the beautiful countryside surrounding the Waveney Valley. The village still retains a strong and active local community whilst being within easy reach of the historic market town of Diss (15 minutes walk down The Lows) and offers an extensive and diverse range of many day to day amenities and facilities along with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

### Description

The property comprises a four bedroom detached house having been built in 2018 and of an individual build/design having been constructed by much respected local builder Danny Ward. The property is of traditional brick and block cavity wall construction with coloured rendered elevations under a pitched tiled roof, heated by a modern gas central heating boiler via radiators with a pressurised hot water cylinder. As one would expect to find in a property of this age there are high thermal insulation levels, sealed unit upvc double glazed windows and doors. Throughout the property is presented in a most excellent decorative order being of a high specification with modern, high quality fixtures and fittings.

### Externally

The property is approached via a hard standing tarmac driveway leading up to the property and adjacent garage giving good off-road parking for a number of vehicles (garage measuring 18' 9" x 7' 1" (5.74m x 2.18m) with electric roller door to front, power/light connected, loft ladder to boarded area, storage space within eaves). The main gardens lie to the rear and are of a most generous size having been landscaped and thoughtfully planted, now well stocked and established, whilst having a good deal of privacy/seclusion within. There is a workshop/shed and garden shed which are to remain. Further enjoying a leafy green outlook and in essence with the overall plot lying in the regions of 0.13 acre (sts).

The rooms are as follows:

**RECEPTION HALL:** A pleasing and spacious first impression, oak internal doors giving access to the principle rooms, wc to side and built-in storage cupboard housing the pressurised hot water cylinder.

**RECEPTION ROOM ONE:** 19' 6" x 13' 7" (5.94m x 4.14m) A particularly spacious and bright double aspect room with window to front and sliding upvc doors to rear giving external access onto the paved patio area and gardens beyond. Focal point to side being the open fireplace with inset cast iron wood burning stove.

**OFFICE/SNUG:** 7' 8" x 11' 7" (2.34m x 3.53m) With bay window to the front aspect currently used as an office having fitted desk and bookcase, lending itself for a number of different uses.

**KITCHEN/FAMILY ROOM:** 24' 10" x 15' 8" (7.57m x 4.78m) A most impressive kitchen/diner being of a generous size with open plan living through to second reception room. The kitchen is of a very high specification offering an extensive range of wall and floor units with quartz work surfaces over, peninsular breakfast bar, integrated appliances with electric induction hob, extractor above, oven, fitted dishwasher, fridge. A garden room style extension

found to the rear aspect of the property with lantern roof and having views and access onto the rear garden.

**UTILITY:** 7' 1" x 6' 8" (2.16m x 2.03m) With upvc door to side giving external access. Matching unit and quartz work surface to the kitchen, inset stainless steel sink with drainer and mixer tap and space for washing machine and tumble dryer. Full height fitted storage cupboard.

**WC:** 3' 9" x 5' 7" (1.14m x 1.71m) With frosted window to side and comprising of low level wc and hand wash basin.

#### **FIRST FLOOR LEVEL - LANDING:**

With oak internal doors giving access to the four bedrooms and family bathroom. Two built-in storage cupboards.

**BEDROOM ONE:** 12' 1" x 13' 4" (3.68m x 4.06m) A generous master bedroom found to the rear aspect of the property and with elevated views over the playing fields beyond. Further having the luxury of en-suite facilities.

**EN-SUITE:** 8' 0" x 6' 4" (2.44m x 1.93m) With double shower cubicle to side, low level wc, hand wash basin over vanity unit, illuminated mirror and heated towel rail.

**BEDROOM TWO:** 12' 0" x 11' 7" (3.66m x 3.53m) A generous double bedroom found to the front aspect of the property. Fitted wardrobes with sliding doors.

**BEDROOM THREE:** 9' 8" x 11' 9" (2.95m x 3.58m) A double bedroom found to the rear aspect of the property having elevated views over the gardens and fields beyond.

**BEDROOM FOUR:** 9' 4" x 8' 5" (2.84m x 2.57m) With window to the front aspect although the smaller of the four bedrooms still a double bedroom. Fitted wardrobes with sliding doors.

**BATHROOM:** 7' 2" x 8' 1" (2.18m x 2.46m) With frosted window to side comprising of a panelled bath with shower over, low level wc, hand wash basin over vanity unit, illuminated mirror and heated towel rail.

#### **SERVICES:**

Drainage - mains

Heating - gas

EPC Rating - B

Council Tax Band - E

Tenure - freehold

**OUR REF:** 8360



# Viewing Arrangements

Strictly by appointment

# Contact Details

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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.



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

1720.04 ft<sup>2</sup>

Reduced headroom

1.69 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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