



## Middle Road, Blo Norton, Diss, IP22 2GA

**Guide Price £240,000 - £250,000**

A spacious two bedroom house being presented in a most excellent decorative order, occupying a generous size plot in a rural yet not isolated position.

- Rural position
- Countryside views
- Workshop
- Large gardens
- Immaculately presented
- Council Tax Band B
- Freehold
- Energy Efficiency Rating D.



## Property Description

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### Situation

Enjoying a rural yet not isolated position, the property is set back from a small quiet and tranquil country lane with stunning views to the front aspect over the unspoilt countryside. Being within close proximity to 'the fen' which is a registered site of specific scientific interest and borders the counties of Norfolk and Suffolk lying on the river Little Ouse. The property, therefore, is ideally placed with many country walks to hand, whilst Blo Norton is an attractive village found on the north Suffolk borders being seven miles to the west of the historic market town of Diss 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

The property comprises a two bedroom semi-detached house having been built in 2006 of traditional brick and block cavity wall construction under a pitched interlocking tiled roof, sealed unit upvc double glazed windows and doors and being heated by modern electric radiators. Internally the property offers spacious accommodation with well proportioned rooms all flooded by plenty of natural light. In the current vendors' time of occupation they have significantly upgraded and enhanced the property presented in a most excellent decorative order throughout with a high quality of fixtures and fittings giving comfortable living.

### Externally

The property is set back from the road having extensive off-road parking for three to four vehicles upon a shingle driveway with an additional area of grass to the side. Attached to the side aspect of the property is the benefit of a large timber workshop measuring 11' 5" x 8' 8" (3.48m x 2.66m) with power/light connected, water inlet and outlet for a washing machine, space for a tumble dryer, double doors to front and personnel door to rear. The main gardens lie to the rear and are of a generous size enclosed by concrete posts and panel fencing having a good deal of privacy/seclusion within. A large paved patio area abuts the rear of the property creating an excellent space for alfresco dining leading on to an area of lawn and beyond base for a shed with greenhouse in situ behind.

The rooms are as follows:

**ENTRANCE PORCH:** Access via replaced composite door to front, window to front being a good space for shoes and coats, oak six panel internal door giving access to wc. Replaced LVT flooring flowing through to the kitchen.

**WC:** With frosted window to front comprising low level wc and hand wash basin. Fully tiled and LVT flooring.

**KITCHEN/BREAKFAST ROOM:** 9' 5" x 9' 10" (2.87m x 3.00m)  
With window to front enjoying countryside views. The kitchen has been recently replaced and offers an extensive range of wall and floor units, wood effect work surfaces, integrated appliances with four ring electric hob and extractor above, oven below, space for dishwasher, porcelain sink with drainer

and mixer tap.

**RECEPTION ROOM:**

13' 0" x 12' 10" (3.96m x 3.91m) Found to the rear aspect of the property enjoying views and access onto the rear gardens serving well as a lounge/dining room area, replaced carpeting and redecorated and with the main feature being the open fireplace to side.

**FIRST FLOOR LEVEL - LANDING:**

With replaced oak internal doors giving access to the two bedrooms and bathroom.

**BEDROOM ONE:** 8' 6" x 12' 10" (2.59m x 3.91m) A spacious double bedroom found to the rear of the property with alcove to side giving good storage space.

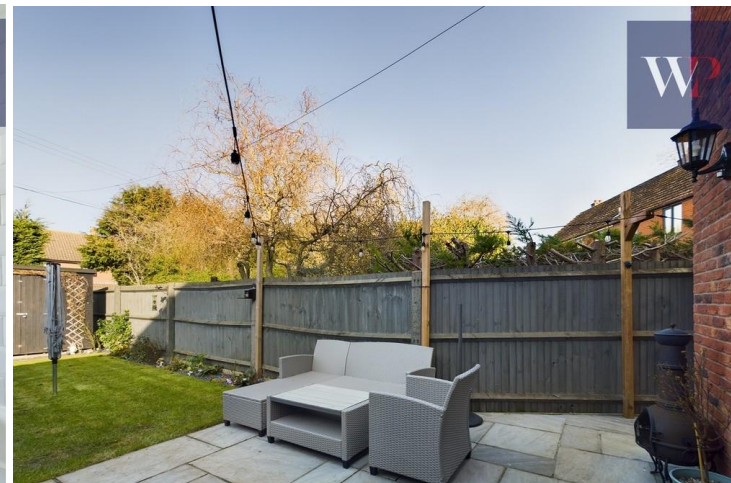
**BEDROOM TWO:** 6' 11" x 9' 5" (2.11m x 2.87m) Window to the

front enjoying elevated views over the countryside being a double bedroom.

**BATHROOM:** 6' 6" x 6' 1" (1.98m x 1.85m) With frosted window to side comprising a replaced modern suite in white with panelled bath and shower over, low level wc and hand wash basin over vanity unit.

**VIEWINGS:** Strictly by appointment with Whittleby Parish Estate Agents, please contact a member of the sales team at our Diss office on 01379 640808.

**OUR REF:** 8219



## 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>  
564.99 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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