



## Crossing Road, Palgrave, Diss, IP22 1AW

**Guide Price £285,000**

Set within the heart of the attractive village of Palgrave this three bedroom COTTAGE offers CHARMING and WELCOMING accommodation throughout and enjoys WELL STOCKED and PRIVATE GARDENS with a SOUTHERLY ASPECT.

- Built early 20th century
- Immaculate condition throughout
- Conservatory
- South facing garden
- Garage
- Council Tax Band C
- Freehold
- Energy Efficiency Rating D.



## Property Description

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Located just one and a half miles to the south west of Diss, Palgrave is surrounded by the idyllic and undulating countryside close to the Waveney Valley on the north Suffolk borders. This picturesque and traditional village has proved to be a sought after location over the years and still retains a strong and active local community, whilst having a beautiful assortment of many period and modern properties and with the benefit of local schooling and a fine church. Also being within the Hartismere school catchment area.

The property comprises of a three bedroom semi-detached cottage built around the early 20th century which has been lovingly maintained and upgraded by the current owners. In the mid 1980's the property was extended to provide an additional bedroom and kitchen and has since had the further addition of an attractive conservatory leading onto the pretty and colourful rear gardens. The property is heated by a gas fired central heating combination boiler via radiators with the benefit of the installation of replacement sealed unit upvc double glazed windows and doors. Internally the accommodation is well arranged and presented in a most immaculate condition.

The property is approached via a pathway leading to the front porch with the low maintenance garden being enclosed by box hedging. Access via a brickweave driveway provides off-road parking to the rear and leads up to the single garage with up and over door to the front, light and power connected and personnel door to the side. To the rear the gardens are of a most generous size predominantly laid to lawn and with mature and colourful flower borders. Abutting the rear of the property is a paved patio area creating an excellent space for entertaining and enjoying the afternoon and evening sunshine.

The rooms are as follows:

**ENTRANCE HALL** With stairs to the first floor and doors to the Sitting Room, Dining Room and:-

**CLOAKROOM** Two piece suite in white comprising low level w.c., wall hung hand wash basin, front aspect obscured window.

**SITTING ROOM** 15' 8" x 13' 1" (4.78m x 4.00m) Light filled room with double aspect windows, solid wood flooring, electric stove set upon a pamment hearth with brick surround (chimney currently blocked but could be re-opened), exposed beams, tv point.

**DINING ROOM** 11' 6" x 7' 11" (3.51m x 2.43m) Wooden plank effect flooring, ample space for table and chairs, understairs storage cupboard, archway opening leading to:

**KITCHEN** 9' 10" x 7' 9" (3.01m x 2.38m) Refitted in 2012 and comprising of a comprehensive range of wall and base units with marble effect work surfaces over, ceramic single drainer sink unit with mixer tap over, plumbing for washing machine

and slimline dishwasher, gas boiler (replaced 2009) behind matching cupboard front, space for oven with extractor fan over, door to pantry/storage cupboard, rear aspect window, wood plank effect flooring and door to:-

**CONSERVATORY** 13' 5" x 9' 6" (4.1m x 2.9m) Upvc lean to style conservatory with continued wood plank effect flooring, electric panel heater, double French style doors giving access to the rear garden.

**LANDING** Impressive space with double aspect windows, hatch giving access to the loft, doors to all bedrooms and:-

**SHOWER ROOM** 8' 4" x 8' 2" (2.55m x 2.49m) maximum Double sized shower with glass screen and drench shower head and arm, back to wall w.c. with concealed cistern, wash hand basin set upon vanity unit with storage beneath and mirror above, velux roof light.

**BEDROOM ONE** 13' 2" x 9' 3" (4.03m x 2.84m) Found to the rear of the property and with built in wardrobe.

**BEDROOM TWO** 13' 2" x 6' 5" (4.02m x 1.97m) Found to the front of the property again with built in wardrobe.

**BEDROOM THREE** 9' 8" x 7' 10" (2.97m x 2.39m) Found to the rear of the property being part of the extension.

**AGENTS NOTE:** It should be noted that the vendor of this property is a current employee of Whittleby Parish Estate Agents.

**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:** 7519



## Viewing Arrangements

Strictly by appointment

## Contact Details

4-6 Market Hill

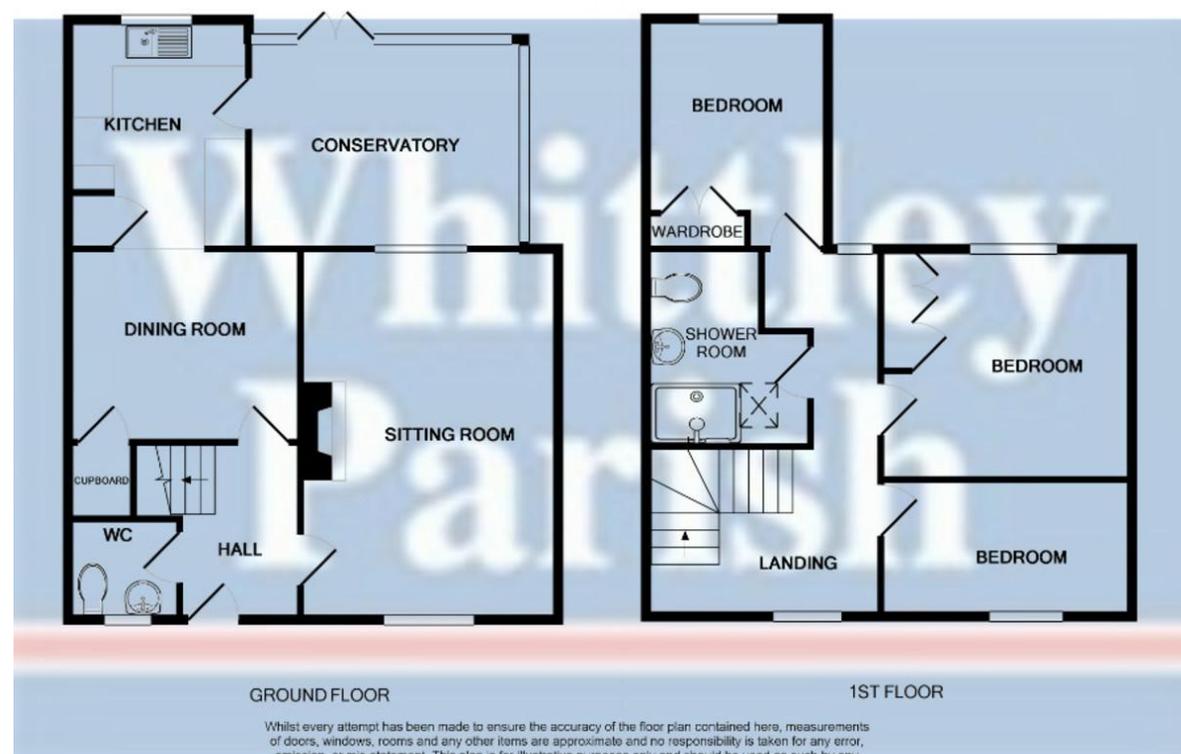
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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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