

The Street, Redgrave, Norfolk

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ESTATE AGENTS

Diss - 7.4 miles
Bury St Edmunds - 18.5 miles
Norwich - 28.3 miles
Ipswich - 29 miles

Accommodation comprises briefly:

- Entrance Hallway
 - Dining Room
 - Shower Room
 - Sitting Room
 - Conservatory
 - Three Bedroom
- Two En-suite Bathrooms
 - Two Attic Rooms
 - Single Garage
 - Gardens
- Plot size 0.3 acre (sts)

Location

The property is situated in a quiet close, just a few minutes walk from the village shop, community pub, church and activities centre. The neighbouring village of Botesdale offers a wider range of amenities including a very highly regarded Medical Centre/Pharmacy, School, Co-op supermarket, take-aways, pubs, hotel and several independent shops and is within Hartismere catchment. The large market town of Diss is some 6 miles away and offers major supermarkets, banks, a very wide range of shops and restaurants and a mainline station to Norwich / Liverpool Street. The A143, A1066 and A140 are all easily accessible.



The Property

A rare opportunity to purchase this detached cottage set in this sought after village. This spacious property boasts a wealth of character and charm and has retained many original features including ceiling and wall beams and two inglenook fireplaces. The well proportioned family living accommodation includes a separate sitting room, dining room, kitchen, three first floor bedrooms, two of which having en-suite bathrooms and two further attic rooms which could make two further bedrooms. Outside there is a long driveway providing ample parking which extends to a single detached garage. To the rear you will find a cottage garden which then opens into an extensive lanwned garden having uninterrupted field views.



Fixtures and Fittings:

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services:

Mains drainage, electricity and water are connected.

Local Authority:

Mid Suffolk District Council

Tax Band: E

Energy Rating: F

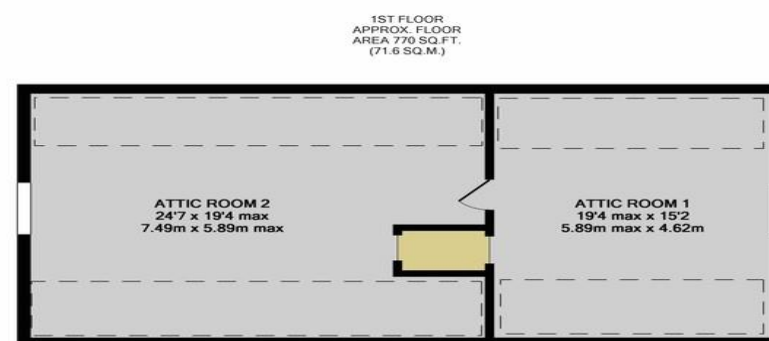
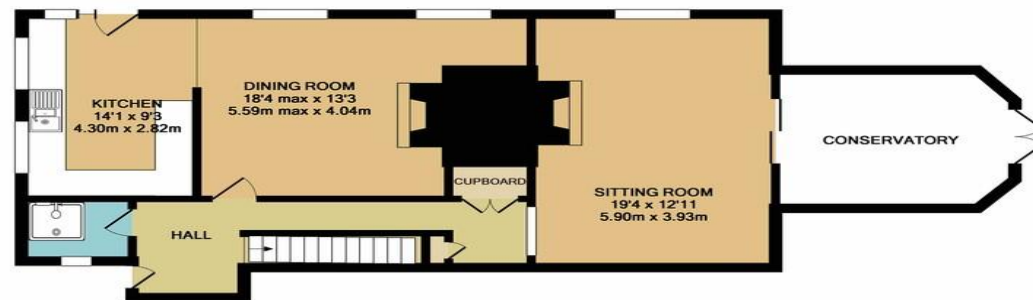
Postcode: IP22 1RW

Tenure:

Vacant possession of the freehold will be given upon completion.

Agents Note:

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.



ATTIC ROOMS
APPROX. FLOOR
AREA 770 SQ.FT.
(71.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 2420 SQ.FT. (224.8 SQ.M.)

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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Diss, Norfolk
IP22 4AG

Tel: 01379 644822

diss@muskermcintyre.co.uk

Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.