



Tranquil Lodge
Crown Green
Burston
IP22 5TZ

Guide Price:550,000





- Detached 4-bedroom chalet
- 1 bed annexe with own entrance
- Sitting room with open fire
- Workshops
- Separate insulated barn style lodge
- 1000 mbs internet speed
- Popular village location

Location

Burston is a delightful village found close to the south Norfolk borders and offers a lovely assortment of many period and modern properties with good local amenities including schooling, public house, church, village hall and playing fields. The historic market town of Diss provides a more extensive and diverse range of day-to-day amenities and facilities with the benefit of the main line railway station with regular/direct services to London Liverpool Street and Norwich.





Property

Detached 4 bedroom chalet style house. The property offers versatile accommodation with a separate downstairs annexe comprising of bedroom, kitchen/living room and wet room with level access. The sitting room with an open fireplace attractively set out within a herringbone pattern brick fireplace with aged Bressumer beam over is a focal point of the room which opens onto the patio and garden. The kitchen offers ample shaker style units and is large enough to accommodate an informal dining and seating area with 2 sets of French doors opening onto the garden which has been set out into several different eating and entertaining areas. Upstairs are a further 3 double bedrooms all light and bright with good ceiling height and the family shower room with large walk in shower. The internet speed is 1000 mbs - ideal for working from home.

Outside

A separate insulated barn style lodge with bottled gas central heating is sited in the back garden offering more separate one bedroom, kitchen/sitting room and bathroom complete with freestanding bath. Three separate workshops with power. An in and out drive with full timber gates on both entrances. The front provides parking for multiple vehicles and double gates leading to rear garden.

Services

Mains water and electricity are connected, and oil fired boiler provides heating to radiators. Private drainage.

How to get there:

What3words:///region.rewarded.banquets

Viewing

by appointment with TW Gaze

Tenure: Freehold

Ref: 2/19665/CC

Important Notice

TW Gaze for themselves and for their Client give notice that:-

1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. TW Gaze have not tested any service, equipment or facilities.

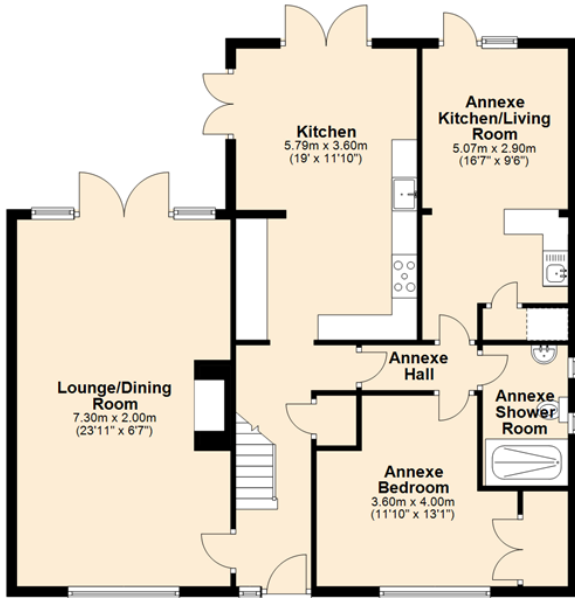
While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor

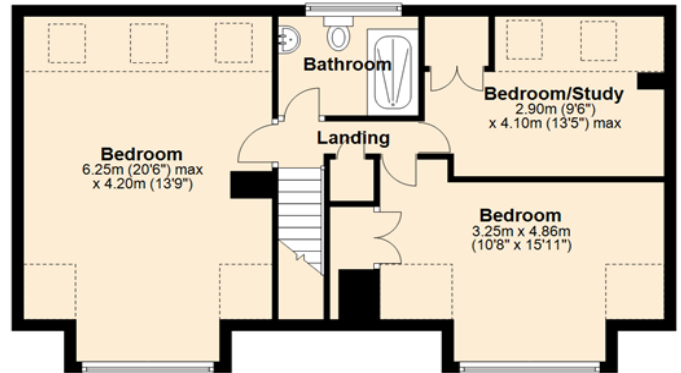
Approx. 102.2 sq. metres (1099.6 sq. feet)



Total area: approx. 234.2 sq. metres (2521.0 sq. feet)

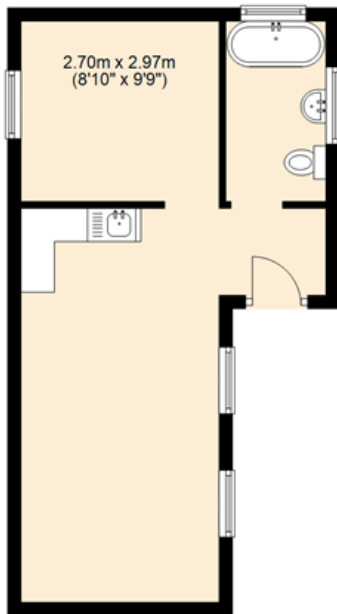
First Floor

Approx. 63.5 sq. metres (683.6 sq. feet)



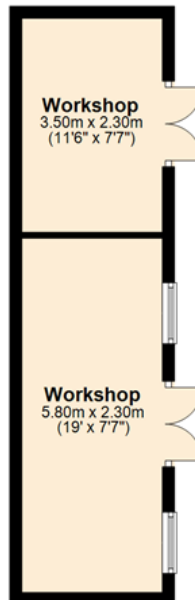
Garden Lodge

Approx. 23.1 sq. metres (249.0 sq. feet)



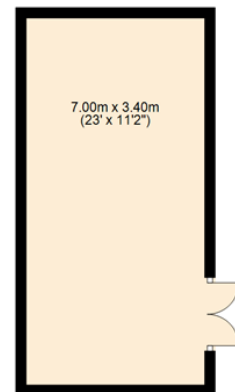
Workshop

Approx. 21.6 sq. metres (232.7 sq. feet)



Workshop

Approx. 23.8 sq. metres (256.2 sq. feet)



For illustrative purposes only. NOT TO SCALE.
This plan is the copyright of TW Gaze and may not be altered, photographed, copied or reproduced without written consent.