



2 Birds Cottage
Half Moon Lane
Redgrave
IP22 1RX

Asking Price: £395,000
NO ONWARD CHAIN





- Detached House
- 3 bedroom
- Recently fully renovated property
- Parking and single garage
- Spacious and light accommodation
- Stunning open views to the rear
- Master suite with dressing area and newly fitted en-suite
- Immaculate presented throughout

Location

The property is situated in the village of Redgrave which is close to the village centre of Redgrave and nearby Lopham Fen, the largest remaining river valley fen in England and the source of the River Waveney. Redgrave is a pretty North Suffolk village with its properties centred around the village green and duck pond. There is a community run store, public house and church in the village. There is a local brewery and larger church on the outskirts of the village which is now run for community events. For further amenities the larger village of Botesdale is just a mile down the road and has a Co-operative Stores a primary school and a highly regarded GP surgery. The market town of Diss lies just over the border into Norfolk around 6 miles away, providing an excellent range of shopping, social and leisure facilities and, additionally, a mainline rail station on the Norwich to London Liverpool Street line. Bury St Edmunds is a popular destination and is only 15 miles or so away.





Property

This immaculately presented property offers light and spacious accommodation set over two floors.

Entering the property, there is bright hallway with a useful storage cupboard for coats etc. It also leads to a downstairs cloakroom with a modern suite, comprising of low level WC and hand basin in white.

The kitchen offers an open plan scheme including a breakfast area, which creates a sociable place to gather.

The kitchen is well appointed and was installed in 2018 with integrated appliances, including a Hotpoint fridge,

Zanussi freezer and dishwasher, Neff washing machine and cooker with double oven, induction hob and hood,

The bright and spacious sitting room has a multi fuel stove. The room opens up via newly added glazed double doors into the dining room which in turn leads out to the garden via French doors.

Upstairs the property has recently been reconfigured and now comprises of three large bedrooms one of which has a dressing area and modern en suite with double shower, low level WC and handbasin all in white. There is a mirrored bathroom cabinet with side lighting. Accessed off a deep and generous landing, there is also a family bathroom with modern tiling and a suite comprising of a bath with shower overhead, low level WC and handbasin.

Outside

The property benefits from a gravelled parking area which has comfortable parking for 3 cars. The property is offered with a garage. There is an attractive landscaped area to the front of the house which leads to a side pedestrian gate taking you into the rear garden. The garden is mainly laid to lawn with a decorative curved patio which is accessed from the French doors in the dining room and the kitchen. The garden enjoys an open view to the rear and is the perfect place to sit out and enjoy the warmer months.

Services

Mains electricity and water are connected to the property. The property has oil fired central heating.

How to get there

What3Words ///chats.chairs.deferring

Viewing

Strictly by appointment with TW Gaze.

Freehold

Council Tax: D

Ref: 2/19778/KH

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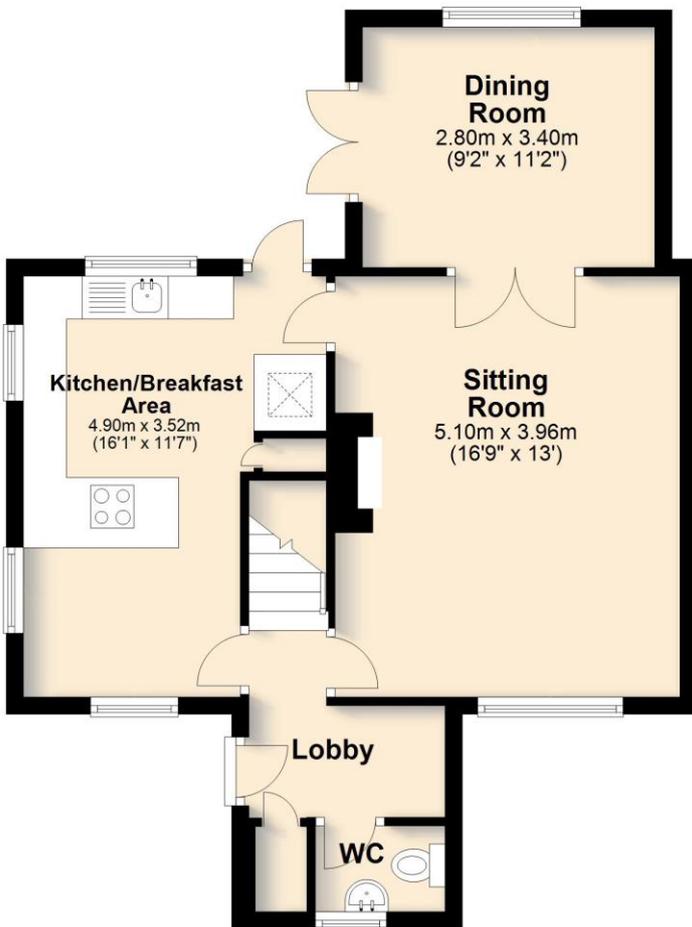
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While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

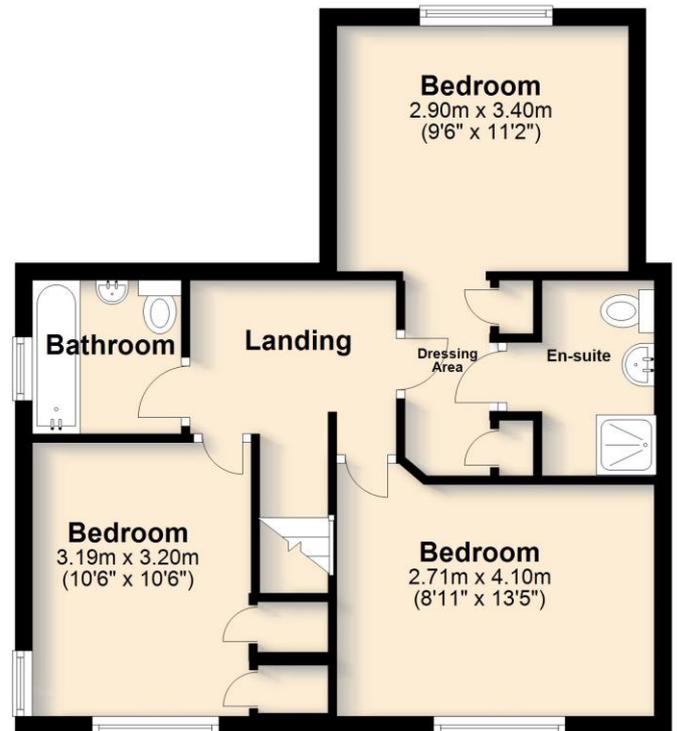
Ground Floor

Approx. 51.8 sq. metres (557.8 sq. feet)



First Floor

Approx. 46.0 sq. metres (494.7 sq. feet)



Total area: approx. 97.8 sq. metres (1052.6 sq. feet)

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