



The Street | Occold | IP23 7PL
Guide Price £215,000

twgaze

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Charming two bedroom cottage with a useful detached garage se in the picturesque North Suffolk Village of Occold.

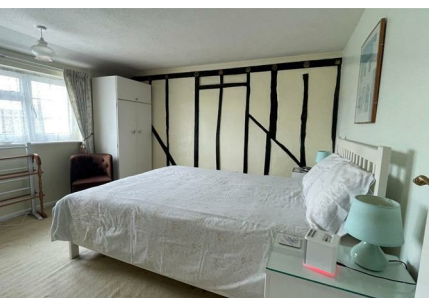
- Charming cottage
- 2 bedrooms
- Sitting Room with wood burning stove
- Single garage
- Gardens
- Popular North Suffolk village

Full Description

Location

Occold is a popular village which has an active community and well regarded primary school. Close by is the small town of Eye which offers a good range of day-to-day facilities including well regarded secondary schooling and is steeped in history with its castle mound and abbey remains. The surrounding countryside is attractive with many interesting country





walks and the town is well place for access to the A140 with both Norwich and Ipswich around 25 miles away, Diss and its mainline railway station on the Norwich to London Liverpool Street line (journey time to London 90 minutes) just 6 miles away and the Heritage Coast around Southwold, Aldeburgh and Walberswick within 40 minutes or so by car.

Property

Upon entry there is a useful entrance porch which doubles as a utility space and bootroom. The ground floor welcomes you with a convenient layout, highlighting a well appointed kitchen equipped with ample storage which seamlessly flows into a comfortable dining area. The sitting room offers a cosy space to relax with a woodburner for the winter nights. Ascending to the upper level you will find a double bedroom offering generous space and a window to the front aspect. There is a further single bedroom ideal for guests or as a study with useful built in storage. Completing the upper level, is a well-appointed family bathroom.

Outside

Adding to the property's appeal is the inclusion of a garage and off-road parking, ensuring practicality and convenience. The garden is set off to the the side of the property and currently enclosed by an attractive painted chain link fence however, different fencing could be added to create more privacy and enclose the garden



further should wish. The property offers scope for extension (subject to planning permission) to the side without taking away enjoyment of the garden and garage.

Services

Mains water, drainage and electricity are connected. Please note that the services/appliances/central heating and heating system/plumbing and electrical installations have not been tested by the selling agents and the purchasers must satisfy themselves as to the condition and warranty of these items.

Directions

From Diss head south towards Ipswich on the A140 and take the left turn onto the B1077 signposted Eye. Continue through and out of the town, remaining on the same road, turning left at the sign for Occold. upon appraoching the primary school, bear left where the property will be found opposite the school on the left hand side clearly marked with a for sale board.

Viewing

Strictly by appointment with TW Gaze.

Council Tax band: B

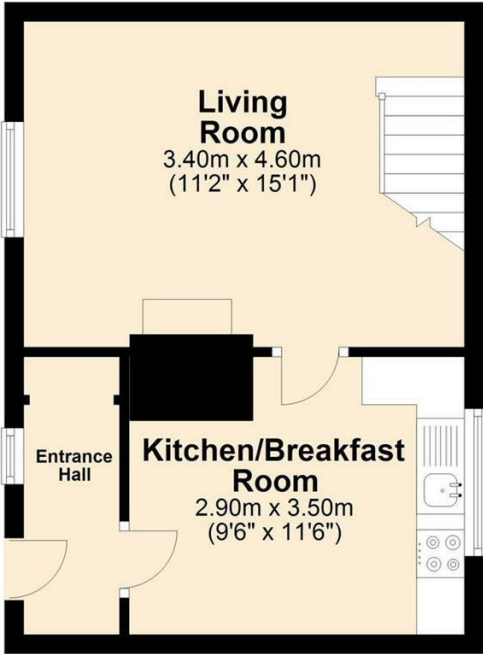
Freehold

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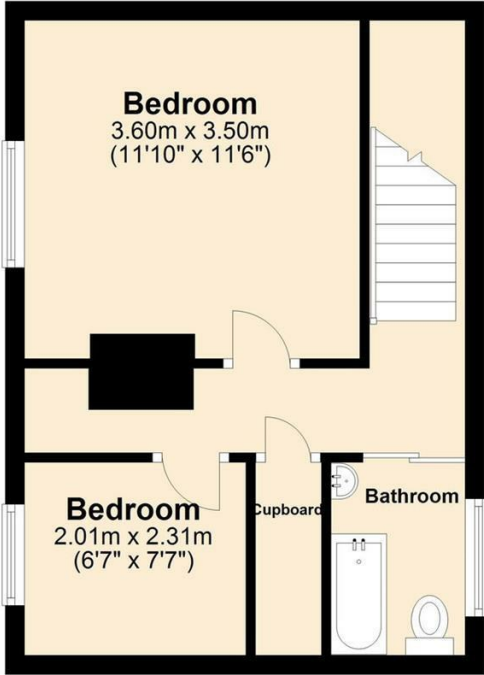
Ground Floor

Approx. 29.4 sq. metres (316.9 sq. feet)



First Floor

Approx. 27.6 sq. metres (296.6 sq. feet)



Total area: approx. 57.0 sq. metres (613.5 sq. feet)

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

10 Market Hill
Diss
Norfolk
IP22 4WJ
01379 641341
prop@twgaze.co.uk