



Measurements have been taken to the best of our knowledge and are for guidance only. All measurements are approximate and should not be relied upon and potential buyers are advised to recheck the measurements.

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Viewing Arrangements
Strictly by appointment

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Whittley Parish



Mill Road, Thorpe Abbots, Diss, IP21 4HX

Guide Price £575,000

A charming and most attractive period house offering expansive versatile living space in the regions of 2,000 sq ft, presented in an excellent decorative order throughout. Set upon an individual position within the centre of the sought after village of Thorpe Abbots, with well stocked grounds extending to just over half an acre (sts).

- Over 2,000 sq ft
- Large well stocked gardens
- Garage
- 4 double bedrooms
- 3 reception rooms
- Council Tax Band E
- Freehold
- Energy Efficiency Rating E.



Property Description

Situation

Located within the sought after village of Thorpe Abbots, lying on the south Norfolk borders and being found six miles to the east of Diss and four mile to the west of Harleston. This attractive and traditional village offers a beautiful assortment of many period properties in a semi-rural position within easy reach of local day to day amenities and facilities. The village is a fine example of a pretty and quintessential Norfolk village surrounded by the beautiful undulating rural countryside along with Waveney Valley. The historic market town of Diss is within easy reach and offers an extensive and diverse range of many day to day amenities and facilities including a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

The property comprises a four bedroom detached house believed to date back to the early 1800s and with attractive mellow red brick and flint elevations under a pitched clay tiled roof, sealed unit upvc double glazed windows and doors, whilst being heated by an oil fired central heating boiler via radiators. Internally the property offers an expanse of versatile living space in regions of 2,000 sq ft with the benefit of four double bedrooms, two bathrooms whilst at ground floor level there are three reception rooms giving well laid out accommodation.

Externally

The property is set upon a large plot in the regions of just over half an acre (sts) having good frontage and off-road parking leading up to the property and attached garage (attached to the property in question measuring 21' 4" x 9' 3" (6.52m x 2.83m) with electric roll door to front, window to side, personnel door giving access to the utility. Utility measuring 10' 8" x 9' 3" (3.26m x 2.83m) with upvc door and window, work surface, power/light connected, space for white goods and housing the oil fired central heating boiler. The main gardens lie to the rear of the property and are a particular feature in themselves being well stocked and established and of a most generous size with a great deal of privacy/seclusion and backing onto rural fields.

The rooms are as follows:

ENTRANCE PORCH: 4' 8" x 7' 4" (1.44m x 2.26m) Access via a replaced composite door to front, windows to side, a good space for shoes and coats, secondary door giving access to the entrance hall.

ENTRANCE HALL: 4' 7" x 3' 7" (1.41m x 1.10m) With period pamment tile flooring, wide staircase rising to first floor level and pine brace and batten door giving access to reception room one.

RECEPTION ROOM ONE: 12' 0" x 13' 2" (3.67m x 4.03m) With window to the front aspect, fireplace to side, under stairs storage cupboard and access to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM: 8' 11" x 15' 8" (2.72m x 4.78m) Found to the rear aspect of the property enjoying views over the rear gardens, the kitchen offers a good range of wall and floor units with roll top work surfaces, inset stainless steel one and a half bowl sink with drainer and mixer tap, built-in pantry cupboard to side, pamment tiled flooring and access to the rear porch (measuring 4' 5" x 4' 4" (1.37m x 1.34m).

INNER HALL: 3' 2" x 6' 0" (0.97m x 1.85m) Providing access to reception room two, wc to side, pine brace and batten doors, pamment tiled flooring.

WC: 5' 3" x 2' 9" (1.61m x 0.84m) With frosted window to rear and comprising of a low level wc and hand wash basin.

RECEPTION ROOM TWO: 21' 3" narrowing to 12' 0" x 17' 2" narrowing to 9' 10" (6.49m narrowing to 3.66m x 5.25m narrowing to 3.01m) A large L shaped double aspect room with windows to front and French doors to rear opening onto a large patio area. Fireplace to side with cast iron stove upon a brick hearth. French doors to side giving access to reception room three.

RECEPTION ROOM THREE: 12' 5" x 12' 4" (3.79m x 3.77m) A triple aspect room enjoying views over the gardens, LVT flooring and separate staircase solely providing access to bedroom four.

FIRST FLOOR LEVEL - LANDING: 22' 2" x 2' 8" (6.76m x 0.83m) including stairs. With pine brace and batten doors giving access to the additional three bedrooms, bathroom, shower room and wc. Built-in storage cupboard space.

BEDROOM ONE: 11' 3" x 17' 2" narrowing to 12' 6" (3.43m x 5.25m narrowing to 3.82m) A generous double bedroom serving well as the master bedroom with windows to the rear enjoying elevated views over the gardens, two double built-in storage cupboards, new carpeting.

BEDROOM TWO: 9' 7" x 17' 1" narrowing to 15' 8" (2.93m x 5.23m narrowing to 4.80m) With two windows to the front aspect being a generous double room with double built-in storage cupboards to side.

BEDROOM THREE: 10' 0" x 17' 4" narrowing to 12' 0" (3.06m x 5.30m narrowing to 3.67m) With window to the front aspect being a generous double bedroom, fitted storage cupboards to side.

BEDROOM FOUR: 12' 5" x 12' 4" (3.79m x 3.77m) A triple aspect room having impressive elevated views over the gardens, vaulted ceilings with exposed timbers and exposed red brick work. Access via reception room three, currently used as an office and lends itself for a number of different uses. Additionally with drop down ladder giving access to boarded out loft space above.

BATHROOM: 5' 8" x 8' 1" (1.73m x 2.48m) With frosted window to rear comprising of a panelled bath with shower over and hand wash basin.

SHOWER ROOM: 6' 6" x 8' 9" (2.00m x 2.69m) With frosted window to rear with tiled shower cubicle, low level wc, hand wash basin and built-in storage cupboard.

WC: 2' 2" x 5' 3" (0.67m x 1.62m) With frosted window to side and solely with low level wc

VIEWINGS: Strictly by appointment with Whitley Parish Estate Agents, please contact a member of the sales team at our Diss office on 01379 640808.

OUR REF: 7796

