



Clarke Close, Palgrave, Diss, IP22 1BE

Guide Price £625,000

Boasting a large corner plot position, this substantial five bedroom detached house offers spacious and versatile living space in the regions of 2,000 sq ft, presented in an excellent decorative order throughout. Further benefitting from mature and well stocked gardens (south westerly facing), double garage and two en-suites.

- Corner plot position
- Over 2,000 sq ft
- Double garage
- 2 en-suites
- Hartismere school catchment
- Council Tax Band F
- Freehold
- Energy Efficiency Rating D.



Property Description

Situation

Set upon a spacious corner plot position, the property enjoys perhaps the best position upon Clarke Close, comprising of substantial executive style houses all individually designed and set upon large plots. Over the years the close has proved to have been a much sought after location where seldom does one see properties becoming available. The tranquil and sought after village of Palgrave has proved to have been a popular location over the years found one and a half miles to the south of Diss within the beautiful countryside along with Waveney Valley. The village still retains a strong and active local community with a beautiful assortment of many period and historic properties predominantly centred around a large village green. The historic market town of Diss is within close proximity offering an extensive and diverse range of many day to day amenities and facilities along with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

The property comprises a five bedroom detached house having been built in the mid 1990s by respected Messrs Wilson Homes of traditional brick and block cavity wall construction under a pitched tiled roof, wood casement windows and doors, whilst being heated by a gas fired central heating boiler via radiators. Internally the property offers an expanse of versatile living space in the regions of 2,000 sq ft with well proportioned rooms all flooded by plenty of natural light and with the principal rooms enjoying views over the rear gardens to a south westerly aspect.

Externally

The property is set back at the end of the close upon a corner plot position having extensive off-road parking to front upon a brick weave driveway leading up to the house and attached garage (attached to the property is a question measuring 17' 7" x 18' 11" (5.37m x 5.79m) with two up and over doors to front, power/light connected and personnel door to rear). The main gardens lie to the rear of the property and are of a most generous size giving a tranquil and secluded feeling, being predominantly laid to lawn and having thoughtfully planted over the years now well stocked and established. The gardens enjoy a south westerly aspect with a leafy green outlook giving complete privacy within. To the rear boundaries there is a side gate which gives access onto the rural countryside with many walks to hand.

The rooms are as follows:

RECEPTION HALL: 13' 11" narrowing to 6' 7" x 12' 2" (4.25m narrowing to 2.01m x 3.72m) A pleasing and spacious first impression. Stairs rising to first floor level and part gallery landing above. Internal access to the reception rooms, kitchen, office and w.c.

WC: 2' 2" x 7' 4" (0.67m x 2.26m) With frosted window to rear comprising of a replaced suite in white with low level w.c. and hand wash basin over vanity unit, heated towel rail.

RECEPTION ROOM ONE: 19' 3" x 11' 2" (5.89m x 3.41m) A bright and spacious double aspect room with bay window to front and sliding doors to rear giving access to the conservatory extension. Feature fireplace to side.

CONSERVATORY: 15' 11" x 10' 11" (4.87m x 3.35m) A recent addition being a proper upvc double glazed conservatory extension upon a brick base and enjoying views and access onto the rear gardens.

RECEPTION ROOM TWO: 16' 7" narrowing to 11' 6" x 9' 4" (5.08m narrowing to 3.51m x 2.87m) With bay window to the rear aspect, views onto the rear gardens and serving well as a formal dining room. Running adjacent to the kitchen.

KITCHEN/BREAKFAST ROOM: 11' 9" x 12' 7" narrowing to 9' 11" (3.60m x 3.85m narrowing to 3.04m) With window to rear being a

replaced kitchen offering an extensive range of wall and floor units with work surfaces over, integrated Bosch appliances with four ring gas hob with extractor above, fitted double oven, fitted combi oven and dishwasher.

UTILITY: 6' 5" x 7' 1" (1.98m x 2.18m) With external door to side giving access onto the gardens matching units to the kitchen with work surfaces, wall and floor units and space for white goods.

OFFICE: 7' 6" x 12' 3" (2.30m x 3.75m) A double aspect room with windows to the front and rear.

FIRST FLOOR LEVEL: A part gallery landing providing access to the five bedrooms and family bathroom. Built-in airing cupboard to side. Access to loft space above.

BEDROOM ONE: 16' 9" x 25' 5" narrowing to 19' 7" (5.12m x 7.75m narrowing to 5.98m) With window to the front aspect being an extremely spacious master bedroom with an excellent range of fitted storage units and the luxury of en-suite facilities.

EN-SUITE: 6' 1" narrowing to 3' 2" x 8' 10" (1.87m narrowing to 0.97m x 2.71m) With frosted window to side and being a replaced matching suite in white with large walk-in shower and double headed unit above, low level w.c., hand wash basin over vanity unit and heated towel rail.

BEDROOM TWO: 11' 10" x 12' 9" narrowing to 10' 0" (3.63m x 3.90m narrowing to 3.07m) With window to the rear aspect being a generous double bedroom and also having the luxury of en-suite facilities.

EN-SUITE: 3' 10" x 7' 2" (1.18m x 2.20m) With frosted window to side being a replaced matching suite with tiled shower cubicle, low level w.c., hand wash basin over vanity unit and fully tiled.

BEDROOM THREE: 10' 7" x 11' 2" (3.25m x 3.41m) With window to the rear aspect enjoying elevated views over the rear gardens. A spacious double bedroom with fitted storage units to side.

BEDROOM FOUR: 8' 0" x 12' 11" (2.46m x 3.94m) With window to the front aspect enjoying views into the dose being a double bedroom with fitted storage units to side.

BEDROOM FIVE: 10' 2" x 9' 4" (3.10m x 2.87m) With window to the rear aspect, although the smaller of the five bedrooms still a double bedroom with double built-in storage cupboard to side.

BATHROOM: 7' 10" x 6' 7" (2.40m x 2.01m) With frosted window to side comprising a Jacuzzi bath with shower over, low level w.c., hand wash basin over vanity unit and heated towel rail.

VIEWINGS: Strictly by appointment with Whittleby Parish Estate Agents, please contact a member of the sales team at our Diss office on 01379 640808. **OUR REF:** 7873



Viewing Arrangements

Strictly by appointment

Contact Details

4-6 Market Hill

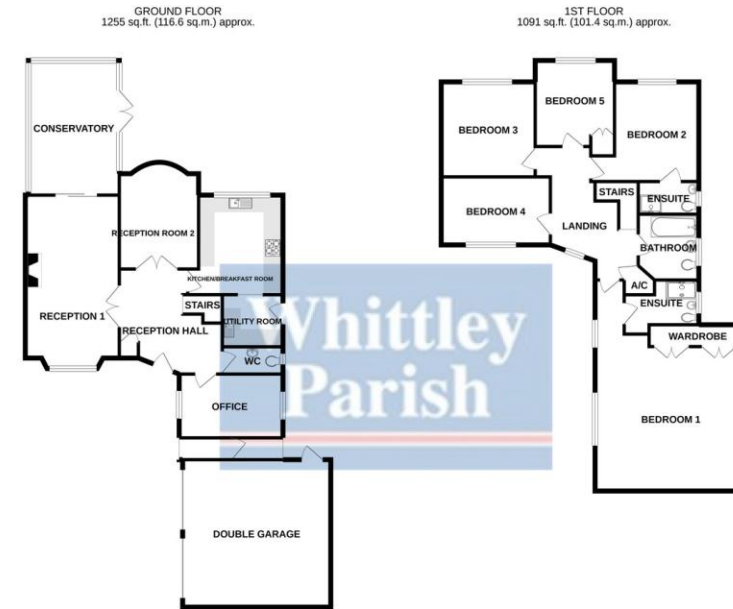
Diss

IP22 4JZ

sales@whittleyparish.com

01379 640808

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



TOTAL FLOOR AREA: 2346 sq. ft. (218.0 sq. m.) approx.

Whittley Parish agents has been made to ensure the accuracy of the floor plan. Measurements of rooms, sections, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such for any prospective purchase. The location, options and appliances shown have not been tested and no guarantee is given for their operation or efficiency. Call the agent.

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