



## Lion Road, Palgrave, Diss, IP22 1AL

**Guide Price £565,000 - £590,000**

Boasting a spacious individual position, this substantial five bedroom detached house offers over 1900sq ft of versatile living space set upon a large plot with southerly facing rear gardens, double garage and being sold with no onward chain.

- Individual position
- Double garage
- X2 En-suites
- Over 1900sq ft
- Large southerly facing rear gardens
- Council Tax Band F
- Freehold
- Energy Efficiency Rating D.



## Property Description

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### SITUATION

Enjoying a pleasing individual position, the property is set well back from the road upon a prominent and elevated plot within the heart of the village. Palgrave is a much sought after village having proved to have been a popular location over the years found just 1.5 miles to the south of Diss within the beautiful countryside running along the Waveney Valley. The village still retains a strong and active local community and enjoys a beautiful assortment of many period and historic properties predominantly centred around a large village green. The historic market town of Diss offers an extensive and diverse range of many day to day amenities and facilities along with 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 1990's by respected Messrs Wilson Homes and of traditional brick and block cavity wall construction under a pitched clay peg tiled roof, wood casement windows and doors, whilst being heated by a gas fired central heating boiler via radiators. Throughout the property is well presented having spacious and well-proportioned rooms all flooded by plenty of natural light. Particular notice is drawn to the two larger bedrooms at first floor level having the luxury of en-suite facilities.

### EXTERNALLY

The property offers extensive off-road parking to the front upon a brickweave driveway leading up to the house and integrated double garage, being of a generous size with two up and over doors to front and power/light connected. With good side access the rear gardens can be found which are of a most generous size with a paved patio area abutting the rear of the property creating an excellent space for alfresco dining leading onto a large area of lawn flanked by established borders. To the rear boundaries is the benefit of a timber summer house measuring 12' 0" x 9' 2" (3.68m x 2.81m).

The rooms are as follows

**RECEPTION HALL:** 12' 10" x 10' 0" (3.93m x 3.07m) maximum measurements. A pleasing and spacious first impression with gallery landing above, double French doors giving access to the reception rooms. Further access to the kitchen and wc to side.

**WC:** 5' 2" x 3' 4" (1.60m x 1.03m) With frosted window to front comprising of a low level wc and wash hand basin.

**RECEPTION ROOM ONE:** 23' 8" x 11' 3" (7.23m x 3.44m) With bay window to front and sliding doors to rear giving access onto the paved patio area and gardens beyond. Fireplace to side with marble hearth, wood mantle surround and inset gas fire. A light, bright and spacious room.

**RECEPTION ROOM TWO:** 9' 10" x 10' 0" (3.01m x 3.05m) With bay window to the rear aspect with views over the gardens. A good size room serving well as a formal dining room.

**KITCHEN/BREAKFAST ROOM:** 13' 3" narrowing to 9' 8" x 15' 7" (4.06m narrowing to 2.95m x 4.77m) With views and access onto the rear gardens. The kitchen offers a good range of wall and floor unit cupboard space with roll top work surfaces, inset sink with drainer and mixer tap, integrated appliances with four ring gas hob and extractor

above. Double Aga oven, fridge/freezer and fitted dishwasher.

**UTILITY:** 4' 11" x 7' 7" (1.5m x 2.33m) With door to side. Work surface over with inset sink and wall and base units with space for white goods etc.

**FIRST FLOOR LEVEL: LANDING:**

Giving access to the five bedrooms and family bathroom. Built-in storage cupboard and additionally built-in airing cupboard.

**BEDROOM ONE:** 11' 4" maximum measurement x 16' 6" narrowing to 13' 5" (3.47m maximum measurement x 5.04m narrowing to 4.11m). A particularly large master bedroom with window to the front aspect. A good range of built-in storage cupboard space and access through to the dressing area and en-suite.

**DRESSING AREA:** 6' 0" x 4' 7" (1.84m x 1.40m) With built-in storage cupboard to side and providing access through to the en-suite.

**EN-SUITE:** 6' 4" x 8' 2" (1.94m x 2.50m) With frosted window to side and comprising of a panelled bath, tiled shower cubicle, low level wc and wash hand basin.

**BEDROOM TWO:** 10' 8" x 12' 7" (3.27m x 3.85m) Another large double bedroom found to the front aspect of the property with built-in storage cupboards to side and the luxury of en-suite facilities.

**EN-SUITE:** 8' 3" narrowing to 3' 10" x 4' 11" narrowing to 3' 2" (2.52m narrowing to 1.19m x 1.52m narrowing to 0.99m). With frosted window to front comprising of a tiled shower cubicle, low level wc and wash hand basin.

**BEDROOM THREE:** 10' 3" narrowing to 8' 3" x 12' 0" (3.14m narrowing to 2.53m x 3.67m). With window to the rear aspect. A spacious double bedroom with double built-in storage cupboard to side.

**BEDROOM FOUR:** 10' 9" x 10' 1" narrowing to 8' 9" (3.28m x 3.08m narrowing to 2.68m). Another good size double bedroom found to the rear aspect of the property and with double built-in storage cupboard.

**BEDROOM FIVE:** 7' 8" x 7' 5" (2.35m x 2.27m) With window to the rear aspect with views over the rear gardens. Double built-in storage cupboard to side.

**BATHROOM:** Frosted window to rear. Comprising of a matching suite with panelled bath, tiled shower cubicle, low level wc and wash hand basin.

**OUR REF:** 7878



## Viewing Arrangements

Strictly by appointment

## Contact Details

4-6 Market Hill

Diss

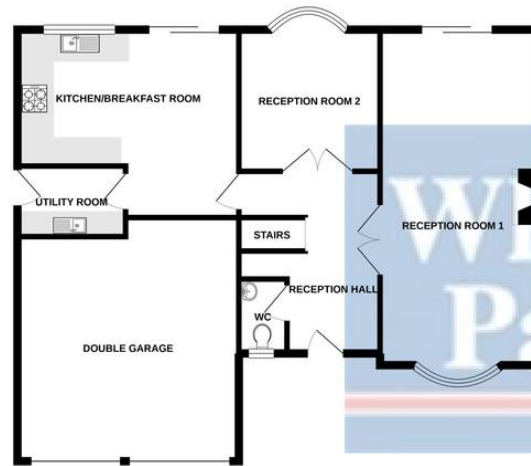
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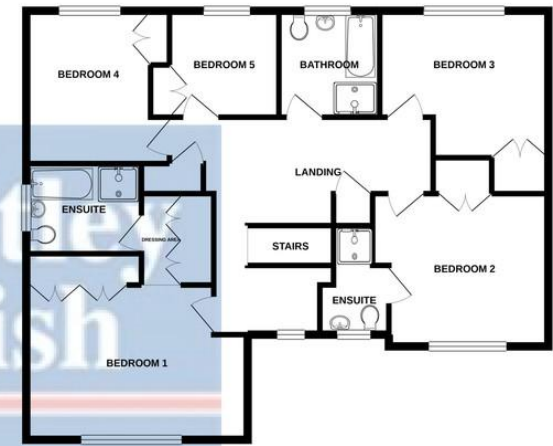
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GROUND FLOOR  
979 sq.ft. (90.9 sq.m.) approx.



1ST FLOOR  
972 sq.ft. (90.3 sq.m.) approx.



TOTAL FLOOR AREA : 1951 sq.ft. (181.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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