

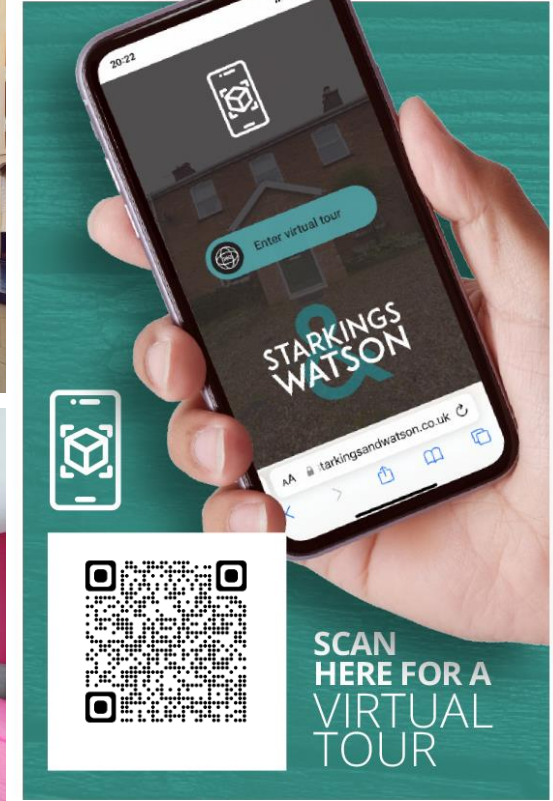
MELLIS ROAD

Thrandeston, Diss IP21 4BU

Freehold | Energy Efficiency Rating : D

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- Semi Detached Cottage
- Character Features Retained
- Three Bedrooms over Two Floors
- Two Reception Rooms
- Excellent Village Location
- Private, Generous Rear Garden
- External Home Office/Studio & Sun Room
- Driveway Parking

IN SUMMARY

NO CHAIN! Found within the picturesque village of Thrandeston is this charming THREE BEDROOM SEMI-DETACHED cottage which was built around 1857. The cottage has over the years been upgraded and improved with the internal accommodation offering a FLEXIBLE LAYOUT. The ground floor now offers an open plan KITCHEN/DINING ROOM with woodburner and a well fitted kitchen. There is a porch to the side and a ground floor family bathroom that has been updated as well as a CHARMING MAIN SITTING ROOM to the front with another woodburner. Accessed via the kitchen, and via a rear lobby is an attached converted outhouse which could be the THIRD BEDROOM OR OFFICE. On the first floor, you will find TWO DOUBLE BEDROOMS with the main offering a wide range of storage. Externally, there are wonderful and generous mature gardens with TWO EXCELLENT OUTBUILDINGS offering extra studio/office accommodation.

SETTING THE SCENE

To the front you will find driveway parking for two

vehicles to the side of the cottage with a gate leading to the private side garden. The main entrance door is found to the front of the house with a porch side entrance found from the side garden.

THE GRAND TOUR

Entering via the main entrance door to the front you enter straight into the main sitting room with a brick built fireplace housing a woodburner. The sitting room leads into the dining room which is open plan to the kitchen, a lovely sociable space. The dining room offers a brick fireplace with woodburner. A wood effect flooring flows into the kitchen with a range of fitted units and solid worktops over. The kitchen offers space for all white goods including the double range oven. The stairs to the first floor are found from the kitchen as well as access to the bathroom and the side porch. The side porch provides access directly to the main garden. The bathroom has been refitted and features a bath with shower over. Round the back of the kitchen you will find a rear lobby with space for a fridge/freezer, this leads to the ground floor bedroom/study to the rear of the cottage. Heading up to the first floor landing there are two bedrooms, both double in size. The largest bedroom is found to the front with a wide array of built in cupboards providing useful storage.

THE GREAT OUTDOORS

The generous and private side garden offers more space than you might expect to find. Firstly there is a large brick paved terrace with plenty of space for outside entertaining leading from the side porch. This



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flows onto the main lawns. You will find raised planting borders with a wide array of planting and mature shrubs and trees. There is an excellent timber built summer house / workshop to the side which could easily be used as extra accommodation if needed. A pathway leads down the garden to the detached timber built studio which offers sound proofed accommodation suitable for an office, studio or further accommodation with power and light. Beyond the studio there is a vegetable garden with greenhouse and fruit trees. To the rear of the house there is also a private paved area with access to the oil fired boiler.

OUT & ABOUT

Thrandeston is a pretty village conveniently situated on the Norfolk/Suffolk border and has easy access to the A140 linking to the regional centres of Ipswich, Bury St Edmunds and Norwich. The local towns of Eye and Diss provide an excellent range of local amenities including doctors' and dentist surgeries as well as local shops and supermarkets. The local Hartismere School has an outstanding Ofsted report and Thrandeston is served by a free school bus to Hartismere as well as St Peter and St Paul Primary in Eye. Diss has a mainline railway station with regular service to Norwich and London Liverpool Street in a journey time of approximately 90 minutes.

FIND US

Postcode : IP21 4BU

What3Words : ///segregate.scary.believer

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

Buyers are advised of the following; Mains water and electricity are connected. Central heating is provided via oil. Drainage is private via a shared treatment plant with the neighbouring cottage.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

Price:



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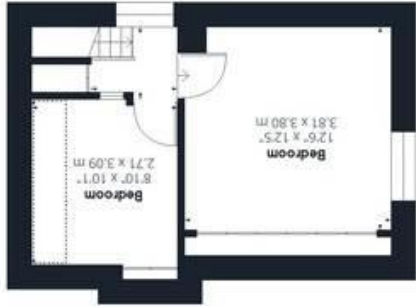
Ground Floor Building 2



Ground Floor Building 1



Floor 1 Building 1



GIRAFFE 360
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Reduced bedroom
(below 1.5m/4.9ft)

(1) Excluding balconies and terraces

Approximate total area^m
1055.83 ft²
98.09 m²
Reduced bedroom
20.59 ft²
1.91 m²