



## 12 Blands Farm Close, Palgrave

£400,000 - £425,000 Freehold

Tucked away on a tranquil private road, this beautifully presented 2-bedroom semi-detached home offers an exceptional blend of character and contemporary living. Meticulously renovated to a high standard, the property spans approximately 1,000 sq ft and is brimming with warmth, style, and thoughtful touches throughout. From its inviting interiors, featuring exposed beams, an inglenook fireplace, and vaulted ceilings, to the stunning landscaped gardens and ample off-road parking, this is a truly special home that promises comfort, charm, and convenience in equal measure.

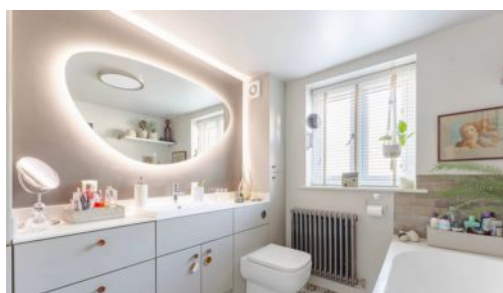
## Location

Located in a quiet and well-regarded cul-de-sac, 12 Blands Farm Close sits in the heart of the charming Suffolk village of Palgrave. This sought-after location offers the perfect balance between peaceful countryside living and convenient access to nearby amenities. Just a short walk from the village primary school, community hall, and picturesque green spaces, Palgrave is ideal for families and those seeking a close-knit, rural community. The bustling market town of Diss is less than a mile away, providing a wide range of shops, supermarkets, cafés, and a mainline railway station with direct links to Norwich and London Liverpool Street. With beautiful countryside walks on your doorstep and excellent transport connections, this is a location that offers both relaxation and practicality in equal measure.



## Blands Farm Close

Upon entry through the front door, the property welcomes you into an inviting entrance porch with ample space for coats and shoes. The living room, boasting exposed beams and an inglenook fireplace with a cast iron stove, sets a warm and cosy ambience.



The double aspect kitchen features vaulted ceilings, granite work surfaces, and integrated appliances such as Falcon multi fuel range cooker, an American style fridge freezer with ice facility and a Quooker tap, with a door leading out to the rear gardens. Additionally, the kitchen opens up into a versatile dining room which provides a further access to the rear garden.

Completing the ground floor layout, a well-appointed bathroom and a generously-sized double bedroom with dual aspect windows provide comfort and convenience. Ascending to the first floor, the master bedroom boasts a dressing room and en-suite for added luxury.

Outside, the property offers off-road parking for 2-3 cars on the paved driveway. The south westerly facing rear garden is a tranquil oasis, receiving sunlight throughout the day. Landscaped with care, the gardens are a delight of colour and charm with two timber outbuildings.

Moreover, this residence benefits from modern comforts such as a gas-fired central heating system, double glazed UPVC windows, and ample storage space with built-in cupboards. The prime location ensures easy access to local amenities, making daily errands a breeze.

#### **Agents Notes**

We understand this property will be sold freehold, connected to all main services.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

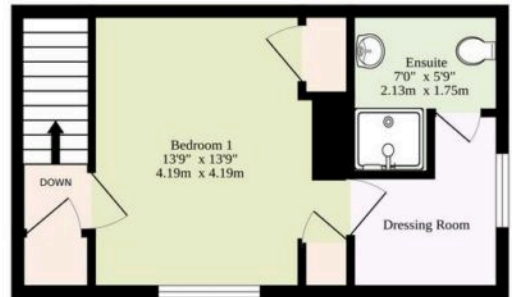
EPC Environmental Impact Rating: F



**Ground Floor**  
808 sq.ft. (75.1 sq.m.) approx.



**1st Floor**  
294 sq.ft. (27.3 sq.m.) approx.



**TOTAL FLOOR AREA : 1102 sq.ft. (102.4 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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