



Algers Cottage Walcot Green, Diss IP22 5SR

welcome to

Algers Cottage Walcot Green, Diss

This individual detached 'barn style' cottage is situated in a rural potion on the outskirts of Diss yet making all the amenities of the town easily accessible. The property offers a nice size L-shape lounge with woodburner, further garden room/bedrooms downstairs & 2 bedrooms with ensuite upstairs.

Description

William H Brown are delighted to be able to offer this individual detached cottage positioned only one mile from the town centre.

The town its self a well-served Norfolk market town with 3 supermarkets, post office, banks and a range of local shops with a weekly Friday market. The town its self is located part way between Norwich, Ipswich and Bury St Edmunds making this perfect for road commuting and has a main line rail like to London in just 90 minutes.

Accommodation

Entrance Porch

Double glazed window to the front & front door, tiled flooring, loft hatch.

Lounge

18' 11" x 19' 4" (5.77m x 5.89m)

Two velux windows to front, freestanding woodburner, radiators, laminate flooring, spiral stair case to 1st floor.

Kitchen

15' 9" x 8' 2" (4.80m x 2.49m)

A mix of base & wall mounted units with work surface over, stainless steel sink, breakfast bar area, electric hob & integrated double oven, flooring standing oil boiler, space for dishwasher & washing machine, vinyl flooring, windows to side aspect.

Bedroom Four / Garden Room

9' 1" x 6' 7" (2.77m x 2.01m)

Velux window, laminate flooring.

Bedroom Five/ Garden Room

7' 10" x 7' 3" (2.39m x 2.21m)

Double glazed window to rear, laminate flooring,

radiator.

Bedroom Three

12' 10" x 14' 1" (3.91m x 4.29m)

Located on the ground flor with double glazed window to rear, exposed beams, laminate flooring, built in wardrobe.

Bedroom One

9' 5" x 8' 11" (2.87m x 2.72m)

Double glazed window to rear, laminate flooring, radiator, door to ensuite.

En-Suite

A white suite made up of bath with shower over, wash basin and WC with tiled walls, velux window.

Bedroom Two

8' 10" x 16' 1" into recess (2.69m x 4.90m into recess)

Double glazed window to font & velux window, radiator, laminate flooring.

Bathroom

A suite made up of a corner bath with shower over, wash basin & WC, electric towel rail, laminate flooring.

Outside

The property is accessed via double wooden gates with tarmac driveway for parking. There is a small patio area and a garden shed with a further brick & UPVC built potting shed currently used for storage.

Services

Mains Electricity

Mains Water

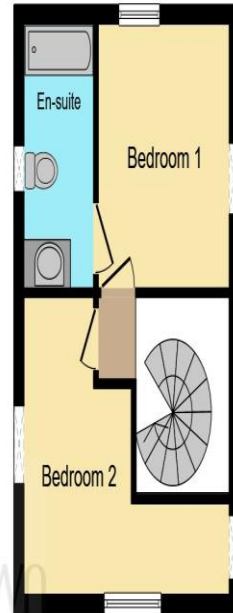
Septic Tank

Oil Fired Central Heating

Council Tax Band: D



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



welcome to

Algers Cottage Walcot Green,

Diss

- Individual Detached Cottage
- Character Features Including Exposed Beams & Woodburner
- Vaulted Ceiling To The Lounge & Kitchen
- Two Bedrooms/Garden Room & Bathroom Downstairs
- Two Bedrooms Upstairs, One With En-Suite

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers over

£290,000



view this property online williamhbrown.co.uk/Property/DSS110128



Property Ref:
DSS110128 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01379 644719



Diss@williamhbrown.co.uk



1 Navire House Mere Street, DISS, Norfolk,
IP22 4AG



williamhbrown.co.uk