



**Denmark Court, Palgrave Diss IP22 1BF**

**welcome to**

## **Denmark Court, Palgrave Diss**

A beautifully presented executive detached family home offering a wealth of accommodation throughout, situated in a small development on the edge of Palgrave. The property has been designed to give a very much period feel and setting with the added convenience of modern 21st century living.

### **Location**

Palgrave is a small village on the borders of Suffolk and Norfolk. It has been considered a 'hot spot' for many years for housing, combining a village lifestyle with easy access to the wider world having a mainline rail service just one mile away on the Norwich to London Liverpool Street line with a journey time to London of around 90 minutes. The village is centred on its green and duck pond and has a well-regarded Primary school, catchment area for Hartismere High School with a bus from the centre of the village and fine church at its centre. For wider amenities the thriving market town of Diss is less than a mile away via a public footpath and has a good range of local and national shops, various supermarkets, sporting facilities for all ages and abilities including rugby, tennis, cricket, squash, football and bowls clubs, modern health centre.

### **Accommodation**

#### **Entrance Hall**

A welcoming area with oak & glass staircase leading to the first floor. Recessed spot lights and low level lighting on the staircase. Engineered oak flooring Column style cast iron radiator. Under stairs storage cupboard. Doors to;

#### **Cloakroom**

Low level dual flush W.C, wash hand basin on custom made vanity unit with storage under. Column style cast iron radiator, extractor fan, recessed spot lights and fully tiled walls. Karndean herringbone style flooring.

#### **Study**

12' 1" Max x 9' 7" ( 3.68m Max x 2.92m )

A good sized study with front aspect double glazed window, wooden shutters, column style cast iron radiator, recessed spot lights and engineered oak flooring.

### **Lounge**

12' 1" x 12' 1" ( 3.68m x 3.68m )

Dual aspect double glazed windows with fitted wooden shutters, exposed brick fireplace with a wooden mantle piece and tiled hearth housing a wood burning stove. Recessed spot lights. Column style cast iron radiator, engineered wooden oak flooring, tv and telephone points. Oak French doors leading into the kitchen/diner.

### **Kitchen/ Diner**

10' 5" x 29' 1" ( 3.17m x 8.86m )

A premium bespoke, hand made Plain English kitchen with an extensive range of matching wall and base units in the shaker style. A mix of solid oak and slate work surfaces with under cupboard lighting. Double butler sink with Franke Instant Boiling Water Tap. Freestanding Rayburn Gas Oven (currently disconnected). Freestanding breakfast island. Large center island with deep storage drawers, granite work surface and integrated NEFF 5 zone induction hob. Ceiling mounted NEFF extractor fan.

Integrated full height NEFF refrigerator, two eye level integrated SMEG Dolce Stil Novo ovens, one pyrolytic and one microwave/oven with accompanying warming draw.

Integrated NEFF dishwasher and cupboard housing for freestanding washing machine.

### **Garden Room**

17' 11" x 11' 10" ( 5.46m x 3.61m )

Rear aspect double glazed bi-folding doors that open out on to the large terrace, integrating this space with the outdoors. Porcelain tiled flooring with under floor heating, media wall featuring inset contemporary electric fire. Recessed spot lights and door leading to the utility room.





### Utility Room

5' 5" x 9' 9" ( 1.65m x 2.97m )

Rear aspect double glazed window and door leading to the garden, skylight, fitted wall and base units, solid oak wooden work surface with inset ceramic sink and mixer tap, recessed spot lights, Porcelain tiled flooring and space for freezer and tumble dryer.

### Landing

Recessed spot lights, column style cast iron radiator, engineered oak flooring, storage cupboard housing the water cylinder, loft hatch with ladder and doors to;

### Bedroom One

15' 6" Max x 12' 3" ( 4.72m Max x 3.73m )

Dual aspect double glazed windows with fitted wooden shutters, recessed spot lights, carpet, column style cast iron radiator, two double and one single fitted wardrobes with internal lighting, shelving, drawers, shoe racks and jewellery drawer. Door to;

### En-Suite

Front aspect double glazed window with fitted wooden shutters, wall hung dual flush wc, wall hung Lusso Stone vanity unit, walk in shower cubicle with Grohe rain head style shower, heated towel radiator and Karndean herringbone style flooring.

### Bedroom Two

13' 1" Max x 10' 9" ( 3.99m Max x 3.28m )

Front aspect double glazed window with fitted wooden shutters, recessed spot lights, carpet, column style cast iron radiator, and one double and one single fitted wardrobes with internal lighting and a mixture of shelving, drawers and basket storage.

### Bedroom Three

11' 8" x 9' 2" ( 3.56m x 2.79m )

Rear aspect double glazed window with fitted wooden shutters, recessed spot lights, carpet, column style cast iron radiator, two double fitted wardrobes with internal lighting and a mixture of shelving, drawers and shoe rack storage.

### Bedroom Four

10' 5" x 9' 3" ( 3.17m x 2.82m )

Rear aspect double glazed window with fitted wooden shutters, recessed spot lights, carpet, column style cast iron radiator, one double and one single fitted wardrobes with internal lighting and a mixture of shelving, drawers and basket storage.

### Bathroom

Rear aspect double glazed window with fitted wooden shutters, freestanding bath, corner shower cubicle with Grohe rain head shower, wall hung dual flush wc, wall hung wash vanity unit with hand basin, Karndean herringbone style flooring, heated towel rail and recessed spot lights.

### Outside

The property is approached via a shingle driveway providing off road parking for multiple vehicles, the front garden is established with well manicured hedging, a porcelain tiled path leading to front door with external motion sensor down-lighting. The driveway then extends to a further shingled parking area with motion sensor down-lighting and sweeps conveniently around to the garage and EV charging point. Access to garden.

A south facing rear garden benefiting from professional landscaping offers a well placed porcelain tiled terrace, glass balustrades, integrated lighting and outdoor kitchen area, making this a great space to relax and entertain in throughout the year. A laid to lawn area with one border of mature pleached trees and a variety of shrubs, enclosed by attractive modern cedar slatted fencing affording views of the countryside beyond.

Steps to lower garden area for garden shed and wheelie bin storage. Garden tap and access into the garage/gym.

### Garage/ Gym

17' 11" x 12' 5" ( 5.46m x 3.78m )

Up and over door, rear aspect door leading into the garden, recessed spot lights, loft access, cupboard housing boiler, power.



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## Denmark Court, Palgrave Diss

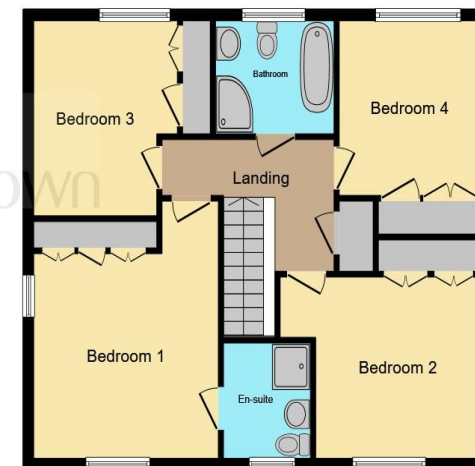
- A Detached Four Bedroom Executive Home Within A Small Select Development
- Bespoke Open Plan Kitchen/Diner
- Two Spacious Reception Rooms And Study
- Four Double Bedrooms, Each With Fitted Wardrobes
- Family Bathroom And Ground Floor Cloakroom
- Good Sized Rear Garden With A Raised Terraced Area
- Garage With Ample Of Road Parking
- Benefits From Gas Central Heating

Tenure: Freehold EPC Rating: C

**£650,000**



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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