



Appleby House Low Street, Oakley Diss IP21 4AQ

welcome to

Appleby House Low Street, Oakley Diss

A beautifully maintained 4-bedroom detached home in Oakley offering spacious living areas, including a lounge with wood burning stove, dining room, conservatory, and modern kitchen with utility room. The property features generous bedrooms, a large garden, double garage, and off-road parking.

Entrance Porch

Windows to front aspect, front door.

Ground Floor Hallway

Windows to side aspect, stair case, carpet flooring.

Lounge

22' 9" x 13' (6.93m x 3.96m)

Window to front aspect, wood burning stove, access to conservatory, hard flooring.

Dining Room

11' 5" x 10' 8" (3.48m x 3.25m)

Window to front aspect, two radiators, tiled flooring.

Kitchen

11' 9" x 11' 5" (3.58m x 3.48m)

Window to rear aspect, wall and base units, serving hatch, integrated appliances, breakfast bar, tiled flooring.

Utility Room

Window to rear aspect, wall and base units, space for white goods, door to rear garden, tiled flooring.

Cloakroom

Window to front aspect, w.c, wash basin, radiator.

Conservatory

Windows to side and rear aspect, double doors to rear garden, tiled flooring.

Reception Room

11' 9" x 9' 10" (3.58m x 3.00m)

Window to rear aspect, access to lounge and kitchen, serving hatch to kitchen, two radiators, hard flooring.

Landing

Galleried landing, airing cupboard, radiator, carpet flooring.

Bedroom 1

11' 5" x 11' 5" (3.48m x 3.48m)

Window to rear aspect, radiator, built in wardrobe, hard flooring.

Bedroom 2

13' x 10' 1" (3.96m x 3.07m)

Window to rear aspect, built in wardrobe, radiator, hard flooring.

Bedroom 3

13' 1" x 10' (3.99m x 3.05m)

Window to front aspect, built in wardrobe, hard flooring.

Bedroom 4

11' 5" x 8' 8" (3.48m x 2.64m)

Window to front aspect, built in wardrobe, hard flooring.

Bathroom

Window to rear aspect, w/c, wash basin, bidet, built in storage, walk in shower, tiled flooring.

Double Garage

19' 3" x 17' 4" (5.87m x 5.28m)

Two up and over doors.

Rear Garden

Large decking area, patio area, garden shed, field view.

Parking

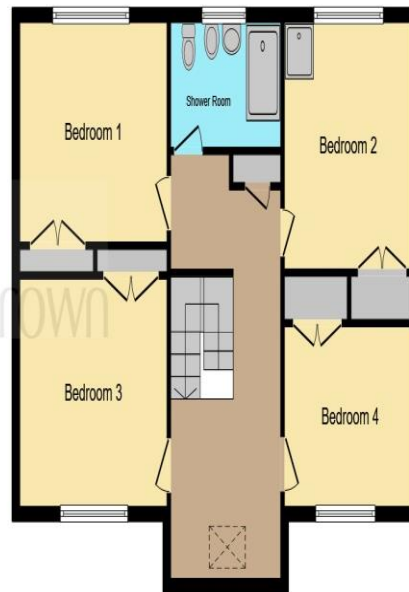
Driveway for off road parking.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



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



welcome to
Appleby House Low Street,
Oakley Diss

- Beautifully presented 4-bedroom detached house
- Lounge with wood burning stove
- Sought after location
- Garage and off-road parking
- Rear garden with Field Views

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: E

offers in the region of
£550,000



view this property online williamhbrown.co.uk/Property/DSS111320



Property Ref:
DSS111320 - 0004

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.

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