



**Great Green, Burgate**

**Sheridans**







# Great Green, Burgate IP22 1QL

Guide Price £545,000

Location,location,location!.....Outstanding, beautifully restored 4/5 bedroom Victorian house ideal for dual generation living, enjoying an incredible rural setting affording wonderful views.

Understood to have been built in the 19th century of traditional brick construction beneath a tiled roof and considerably extended and greatly improved in recent years, including many works carried out in 2023, this stunning Victorian semi detached house, provides immaculately presented and particularly flexible accommodation possessing a light and airy atmosphere, complemented by generous gardens and an amazing setting down a small lane enjoying wonderful countryside views.

The accommodation currently in brief comprises of a generous half vaulted reception hall with cloaks cupboard and stairs off to first floor. Double doors open to a spacious dining room creating an ideal reception room for entertaining with window to front and door to front hall. The snug with second staircase off to first floor leads through to the comfortable sitting room with fireplace and two windows with views to front. The superb kitchen breakfast room is a wonderful room fitted with an extensive range of units providing plenty of drawer and cupboard space beneath preparation surfaces and complemented by built in quality appliances, a large walk in pantry and French doors leading to the terrace and gardens. The ground floor accommodation is completed by a separate utility room and a further flexible reception/bedroom served by a family bathroom.

Two staircases lead to the first floor with accommodation including a landing with useful walk in loft storage room. All of the four

bedrooms are light and airy and offer fantastic countryside views. One of the bedrooms benefits from an en-suite shower and the family bathroom serves the remaining bedrooms, completing the first floor accommodation.

## Outside

The cottage is approached along a newly created driveway providing plenty of vehicle parking, turning space and access to the newly built double garaging with power and lighting. The gardens are a delightful feature being mostly laid to lawn and providing the occupants with a good degree of privacy. Within the gardens is a timber summer house, a variety of newly planted trees and shrubs and to the rear of the house, a large area of timber decking, creating an ideal area for outdoor entertaining and al-fresco dining. Amazing views are affording from the gardens across Burgate Common.

## Location

The cottage enjoys an amazing tranquil setting affording stunning countryside views, whilst situated along a small lane next to Burgate Common. Burgate is a quiet village just 5 miles south-west of Diss which offers excellent amenities including schools, health facilities, sports facilities, regular bus service and main line railway station to London (Liverpool Street). Norwich, Ipswich and Bury St Edmunds are all about 22 miles.

## Directions

When travelling from the direction of Bury St Edmunds along the A143 towards Diss, proceed past the turning for Rickinghall and prior to reaching Wortham, turn right signposted Burgate Little Green. Follow the lane and turn left at the crossroads into Burgate Road. Follow the road into Sycamore View and bear left at the

- Multi generational living potential
- Short drive from Diss Railway Station
- Beautifully presented accommodation
- Successful mix of period character and all modern conveniences
- Incredible rural setting affording wonderful views
- Kitchen breakfast room, utility
- Sitting room, snug
- Dining room, ground floor bedroom/further reception
- Extensive vehicle parking, double garage
- Two bathrooms, en-suite shower

triangle into Brook Lane. Follow the lane and bear left into Great Green, where the cottage will be found further on the left. [waht3words.com/lofts.surveyors.solutions](http://waht3words.com/lofts.surveyors.solutions)

## Services

Mains water and electricity. Solar panels. New electric heating installed 2022. Drainage is by a private treatment plant. Council Tax Band D (Mid Suffolk)

Broadband speed: Up to 60 mbps available (Source Ofcom)

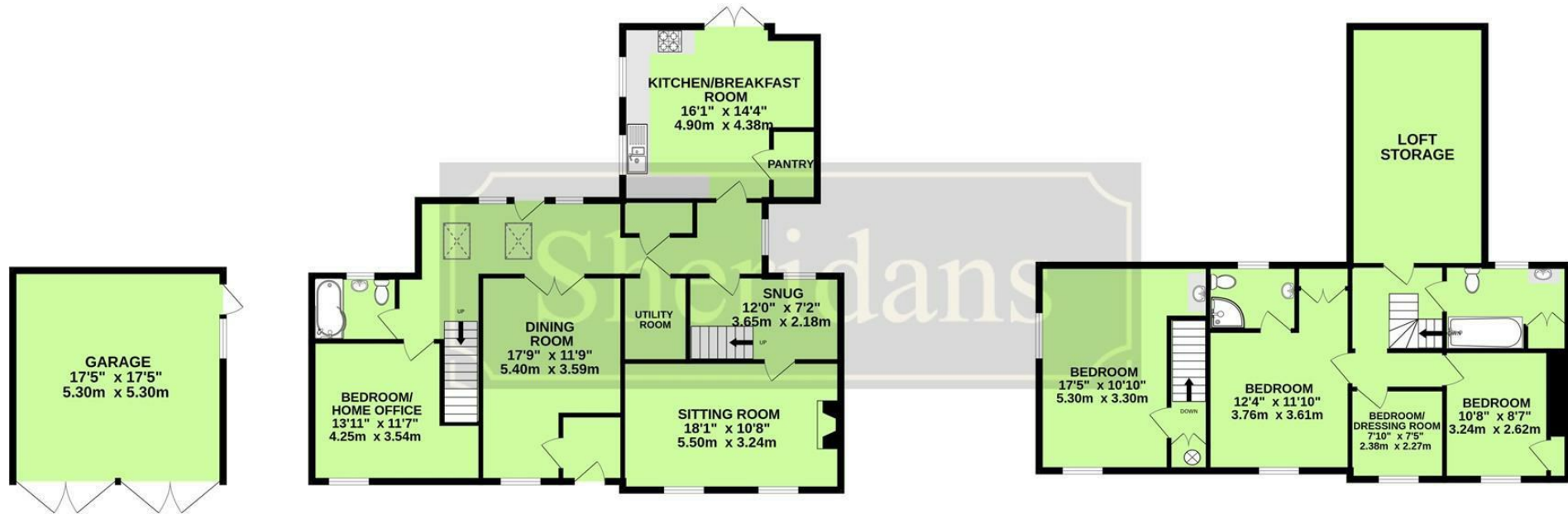
Mobile phone signal for: EE and O2 (Source Ofcom)

Flood Risk: No Risk



GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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