



PRIORY MANOR

PALGRAVE, DISS, IP22 1BE



# An exceptional 5 bedroom detached home set in over half an acre (STMS) of mature landscaped gardens with high specification leisure complex totalling 3,762 square feet

This stunning and immaculately presented property has it all to offer. From the spacious air-conditioned principal bedroom suite to the fabulous garden room with bi-fold doors to two sides and an aluminium garden pagoda.

Upon arrival, you are first greeted with brick pillars supporting the automatic steel gates. The ground floor briefly comprises of an entrance hall, spacious modern kitchen, snug/sitting room, large living room, garden room, utility room and cloakroom. The first floor accommodation has 5 bedrooms, all of which benefit from fitted wardrobes and a family bathroom with dual sinks. The Principal bedroom suite features an en-suite shower room and dressing room.

Stepping outside into the beautiful garden you will continue to marvel at the phenomenal newly built self-contained leisure complex with outstanding bi-fold doors to two sides with living room and kitchen area together with shower room. Stairs to room which could be used for storage/bedroom/office. There is a large outbuilding further down the garden, divided into potting shed,

workshop and storage. The property also offers a large double garage and a large single garage with German engineered electrically operated remote control sectional doors.

Properties such as these rarely come to the market and must be viewed to truly appreciate everything it has to offer

## LOCATION

Palgrave is a popular village being convenient for the facilities within the historic market town of Diss. The village itself is fortunate in having a Day Nursery, Community Centre, Playing Field and Parish Church. Palgrave also benefits from a very sought after village Primary School, which is rated Good by Ofsted. Palgrave's catchment secondary school is Hartismere High School, which has an 'Outstanding School' rating from Ofsted. For those wishing to commute, good road links can be enjoyed to the A140 and A143 road systems and the mainline rail station in Diss provides services between Norwich to the north and London's Liverpool Street Station



## SERVICES

Gas central heating. Mains electrics, water and drainage are connected to the property.

(Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

## LOCAL AUTHORITY

Mid Suffolk District Council

Council Tax Band – F

## ENERGY PERFORMANCE

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## VIEWINGS

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

## FEATURES

Glass staircase panels

Stunning glass chandeliers

All bedrooms with fitted wardrobes

Air conditioning fitted to Living Room, Conservatory and Principal Bedroom

Garden room with newly insulated roof and LED lighting

Gas condensing boiler installed in 2022 and Nest Thermostat

CCTV installed covering the exterior of the property

Remote control sun blind fitted to the rear of the property

Plastic/Upvc gutters and soffits fitted to the property in 2022

Recently installed remote access Burglar Alarm

Luxury leisure complex with Bi-Fold doors to two sides and contains Living and Kitchen areas, Shower room with WC and hand wash basin, stairs to Room which could be used for storage/bedroom/office with Broadband, TV point and doors to eves storage space

Covered Hot Tub area with covered patio having porcelain slabs (Hot tub available by separate negotiation)

Aluminium Garden Pagoda with fiberglass roof

Large Garden Shed (30ft x 14ft) divided into workshop, garden storage and potting shed with heat and lighting connected together with CCTV security lighting to the exterior

Double and single Garages with new German made electrically operated remote control sectional doors

New wooden fencing with concrete posts to the whole garden area with gate at the bottom of the garden leading to wooded area

Beautiful secluded non overlooked rear garden of over half an acre (STMS)







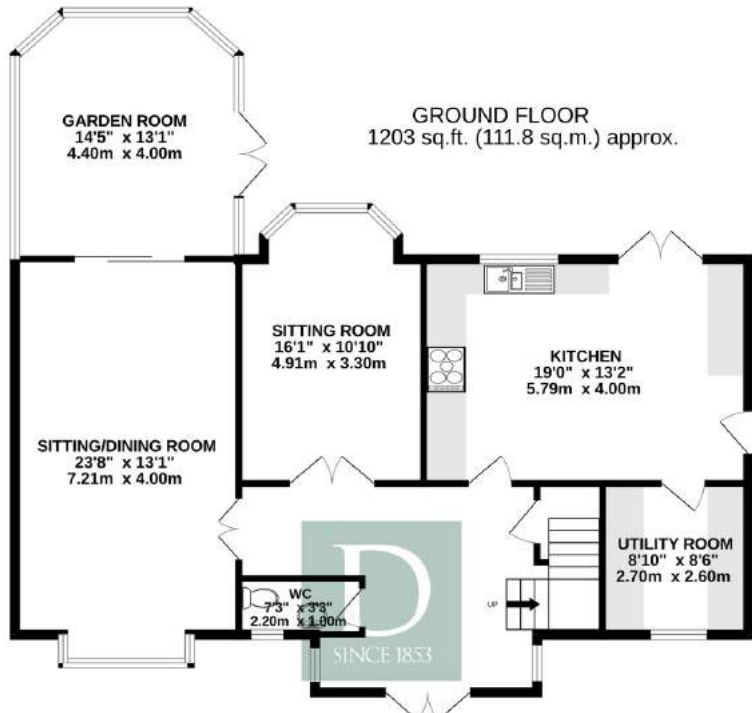




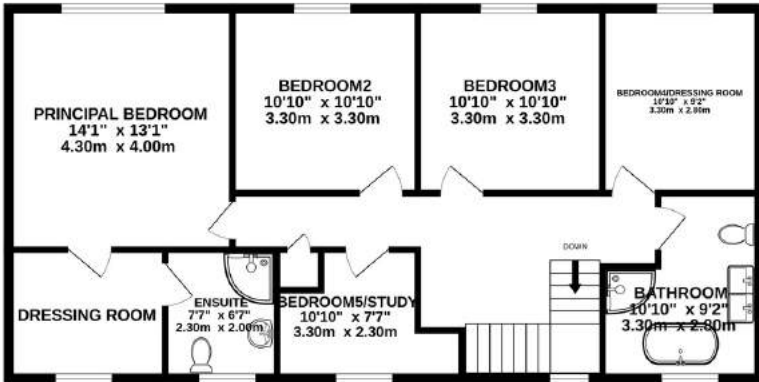




FLOORPLAN - HOUSE



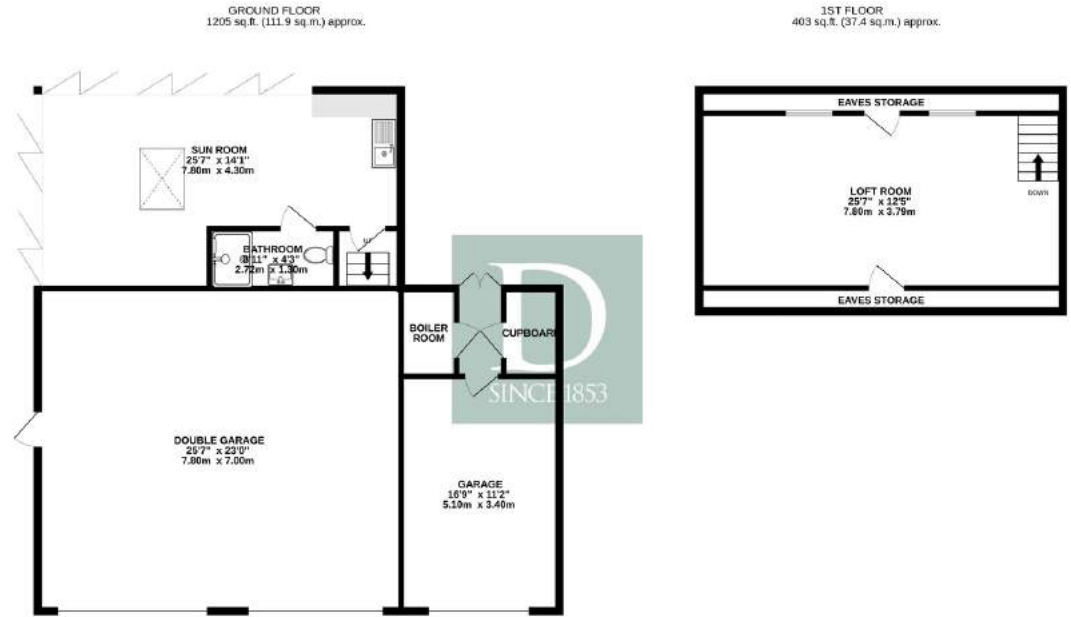
**1ST FLOOR**  
952 sq.ft. (88.5 sq.m.) approx.



**TOTAL FLOOR AREA: 2155 sq.ft. (200.2 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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FLOORPLAN - GARAGES AND LEISURE COMPLEX



**TOTAL FLOOR AREA: 1607 sq.ft. (149.3 sq.m.) approx.**

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**TOTAL FLOOR AREA OF HOUSE, GARAGES AND LEISURE COMPLEX: 3,762 SQUARE FEET**



# DURRANTS

SINCE 1853

## IMPORTANT NOTICE

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## CONTACT US

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