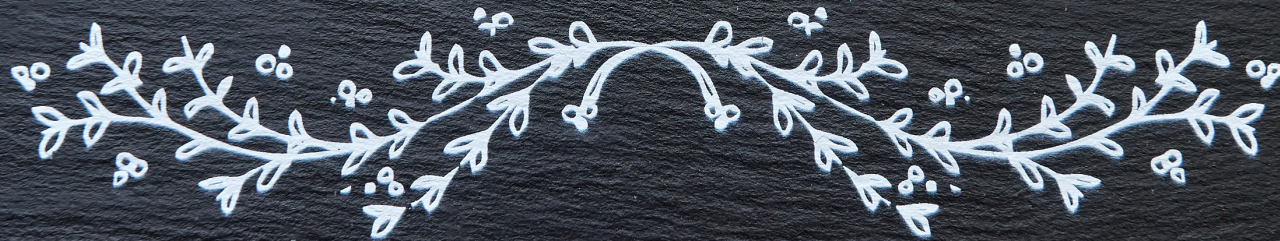


Grandad's Place



CHEQUERS LANE, BRESSINGHAM, DISS, IP22 2AF



A charming and upgraded detached cottage with a delightful established garden.

The property is a charming detached cottage that has been updated by the current vendors. It offers light and airy accommodation including a delightful sitting/dining room that is divided by a fireplace. It is located in a semi-rural position on the edge of Bressingham with its primary school, church and pub.

The house is approached via Chequers Lane with a driveway providing parking for two cars in front of the garage. There gardens are a delightful feature of the property being laid principally to lawn with mature hedging, shrubs and trees including a substantial Magnolia.

LOCATION

Located on the Norfolk/Suffolk border, in the heart of attractive countryside, but with good links to Norwich, Bury St Edmunds and the Suffolk Heritage Coast. Bressingham is a popular village with a village shop and primary school, with the larger town of Diss nearby which offers a full range of services, schooling and transport links – including being on the main London Liverpool street to Norwich railway line.

The front door opens to the entrance hall with stairs to the first floor and exposed wall timbers. There is also a door to the garden. The dining room has a window overlooking the garden and open to either side of the fireplace into the delightful triple aspect sitting room. There are French doors to garden. The kitchen is double aspect and fitted with an attractive range of shaker style units and an island. There is a utility room and a ground floor shower room. A door from the hall opens to the integral garage.

On the first floor the principal bedroom is double aspect with views over the garden. There are three further bedrooms and a family bathroom.







SERVICES

Oil fired central heating. Mains electricity and water are connected with drainage via septic tank. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

LOCAL AUTHORITY

South Norfolk District Council
Council Tax Band D

ENERGY PERFORMANCE

D RATING

VIEWING

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

BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact us if you would like to discuss.



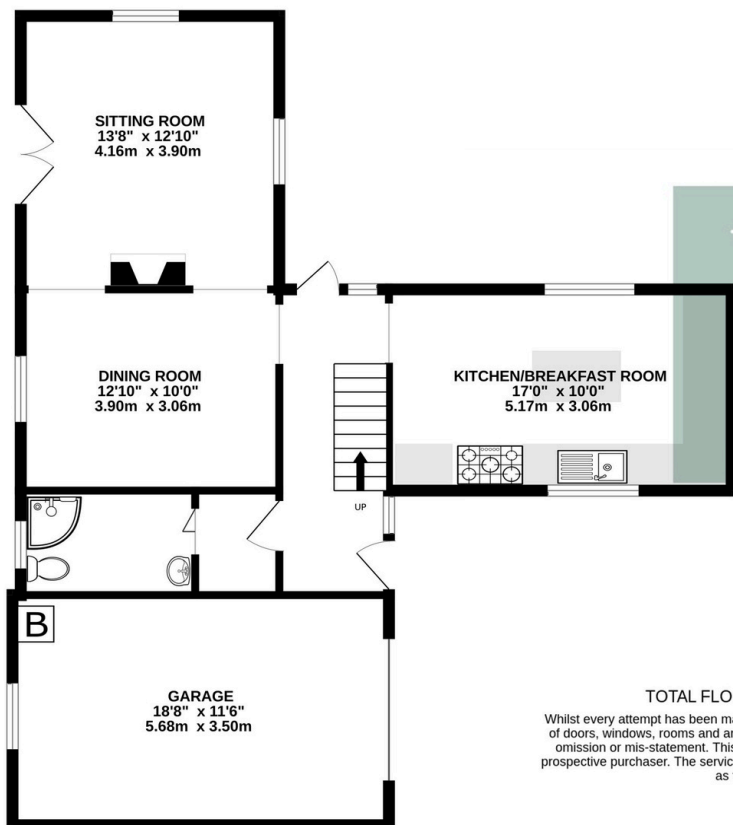




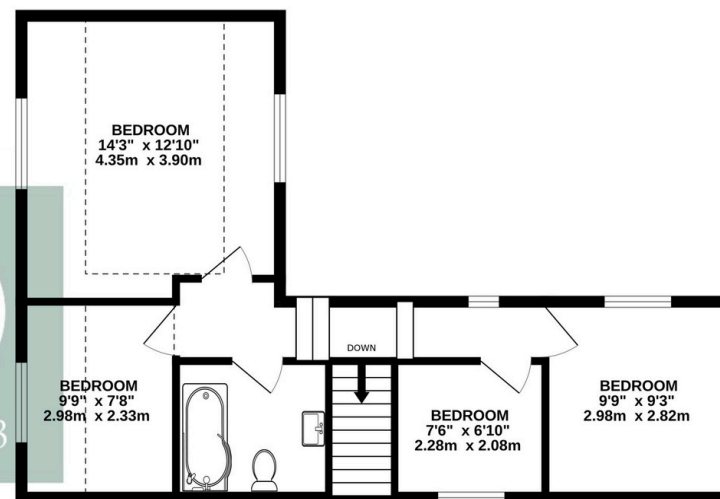


FLOOR PLAN

GROUND FLOOR
831 sq.ft. (77.2 sq.m.) approx.



1ST FLOOR
527 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA : 1358 sq.ft. (126.1 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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1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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