



3 CEDARS RISE  
OCCOLD, SUFFOLK, IP23 7QA



An immaculate and striking contemporary link-detached house on the edge of the village with spacious accommodation, studio and superb gardens

The property was constructed in 2020 to a striking contemporary design. It forms part of a small and exclusive development on the edge of the popular village of Occold. The spacious link-detached house has been enhanced by the current vendors and offers immaculate accommodation throughout and in addition there is a highly versatile studio and beautifully landscaped gardens.

The front door leads to the impressive open plan kitchen/ dining room. It has been fitted with an attractive and comprehensive range of Shaker style units with central island. There is a large floor to ceiling picture window to the front. To the rear is a delightful sitting room with sliding glazed doors to the garden and a large media station offering storage. A cloakroom completes the ground floor. On the first floor the principal bedroom is to the rear with superb views over garden and countryside beyond. There is an excellent ensuite shower room. There are two further bedrooms and well appointed main bathroom.

The property is approached over a shared gravel road leading to a parking area in front of the house and the attached garage. The vendors have built a superb studio that can be used for an office or gym. The vendors have landscaped the garden and it forms a beautiful backdrop for the property fusing structure with a cottage garden influence.

#### AGENTS NOTE

We have been informed that the property is extremely energy efficient and more information can be provided upon request on utility costs

#### SERVICES

Under floor heating. Mains electric, water and drainage. (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 D



3

1

2

6 miles

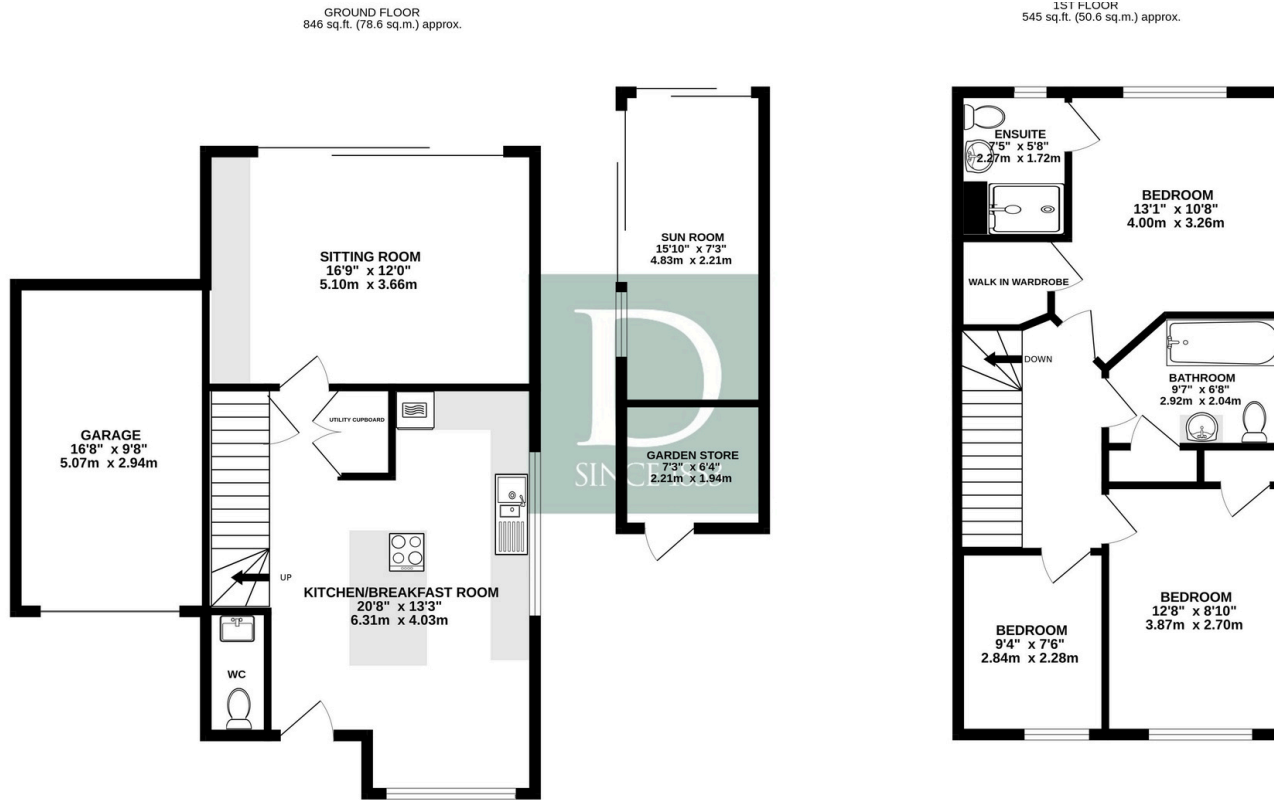
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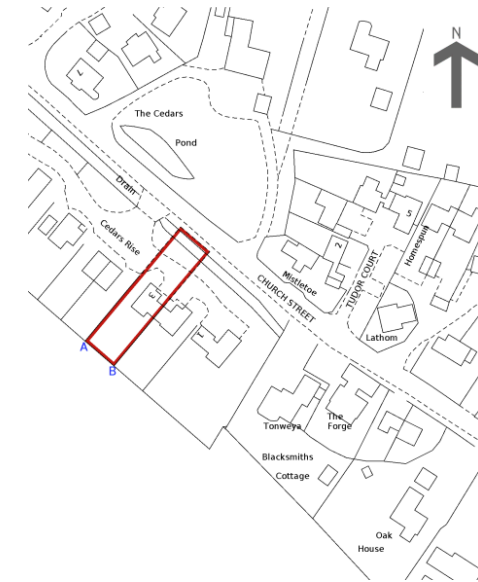
## FLOOR PLAN



TOTAL FLOOR AREA : 1391 sq.ft. (129.2 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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## LOCATION



This popular village has a primary school, public house, village hall and church. Eye is just 3 miles away and offers a range of day to day amenities. The historic market town of Diss is a further 8 miles to the north with the benefit of a mainline railway station with regular/direct services to London, Liverpool Street and Norwich.

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## IMPORTANT NOTICE

### Durrants and their clients give notice that:

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