



WILLOW TREE COTTAGE

FURZEWAY, BURGATE, DISS, IP22 1QF



Located in the well regarded village of Burston is this delightful character cottage, which sits in a generous size plot in a stunning rural, yet not isolated, position.

The Cottage has been exceptionally well maintained over the years by its current owners and offers beautiful, practical and versatile living accommodation.

Entering the property via the front door into an entrance porch, which has stained glass windows and a door that opens into a welcoming sitting room. The main feature of this room is the inglenook fireplace, which houses the Jotel duel fuel stove when alight giving the room a lovely cosy cottage feeling. There is a dining room with double doors leading out to the terraces and from the dining room there is a door leading into bedroom three. From the sitting room there is also a door leading into the kitchen where you will find a range of traditional solid oak kitchen units with work surface covering. There is also the benefit of a water softener and separate drinking tap. A door leading through to the utility room where there is a door taking you to the outside. From the sitting room there is also wooden latch door opening to the staircase which leads you to the first floor and a door leading to an inner hallway.

Off this hallway you have double doors leading into the stylish shower room and a door to bedroom two, which has double aspect windows and a built in wardrobe. On the first floor you have bedroom one, which is full of character. There is a cleverly disguised opening that leads into a very useful roof space for storage. Finishing off the first floor there is a family bathroom with power shower over the bath.

Outside the grounds are a great benefit to the property and are approx. 0.75 acres (STMS) mainly laid to lawn with well stocked beds and borders, terrace areas and various outbuildings to include shed, workshop, mower store and green house. To the front there is a gravel driveway providing off road parking and a garage.





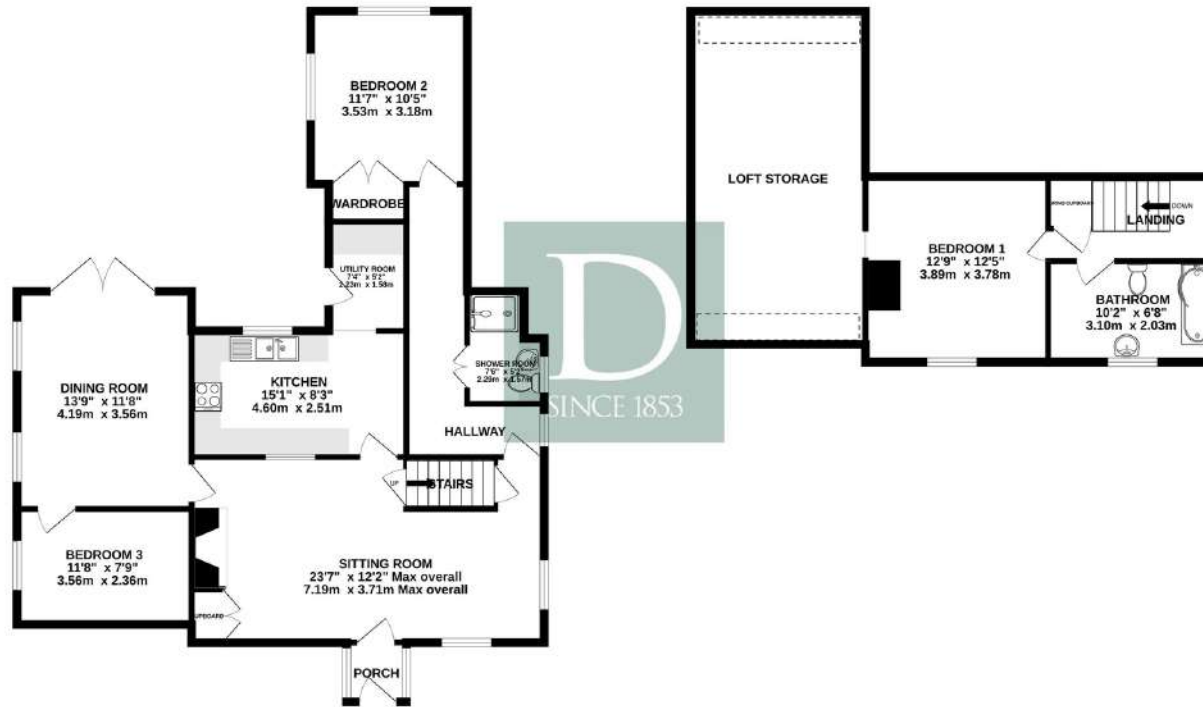




FLOOR PLAN

GROUND FLOOR
977 sq.ft. (90.8 sq.m.) approx.

1ST FLOOR
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA: 1523 sq.ft (141.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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

Burgate is a quiet village approximately 3 miles from the village of Botesdale, which has an excellent range of shops and services including a primary school, health centre, Co-op store, two pubs and other restaurants and takeaway outlets. Diss lies 5 miles south-west, 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.

SERVICES

Oil Central Heating. Mains electrics and water are connected with drainage via a private treatment plant (Klargester). (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 E

ENERGY PERFORMANCE

E RATING

VIEWING

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

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