



PEANUT COTTAGE
DENMARK HILL, PALGRAVE, DISS, IP22 1AB



A charming characterful Grade II Listed semi-detached cottage with delightful established gardens in a sought-after location between the popular areas of Palgrave and Fair Green.

The property is a charming semi-detached cottage dating from 1650 with later additions. It is Grade II Listed and has been cleverly extended by the current vendors. It has been a much-loved home and for sale for the first time in 40 years. The accommodation has an abundance of character and offers versatility.

The official front door leads to the principal entrance hall which leads into the dining/second sitting room. It is a delightful double aspect room with exposed timbers dividing it from the charming original sitting room with its feature fireplace and stairs to the first floor. The kitchen is to the rear of the property and also off the hall. It is fitted with a range of timber units, granite worksurfaces and tongue and groove panelling. There is a useful utility room that leads to a second hall with door to outside. This hall provides access to bedroom two and a shower room. This is an ideal area for guests. On the first floor is a superb vaulted principal bedroom with exposed timbers plus a bathroom.

The gardens are a delight and provide a wonderful backdrop for the cottage with lawn areas and an array of shrubs and trees. There is a terrace for alfresco dining plus a carport and shed.

LOCATION

Diss 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 fired central heating. Mains electricity and water 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

Mid Suffolk District Council
Council Tax Band C

VIEWING

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



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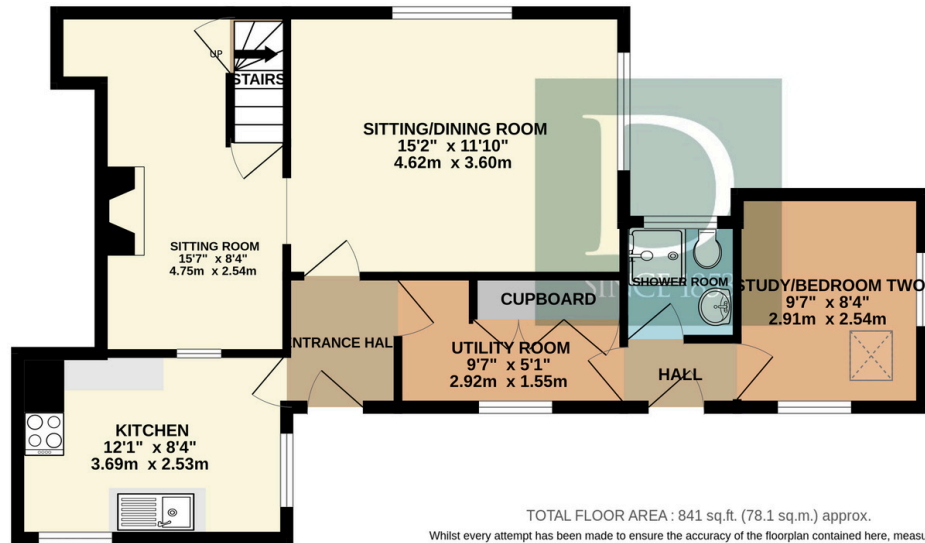


1.6
Miles



FLOOR PLAN

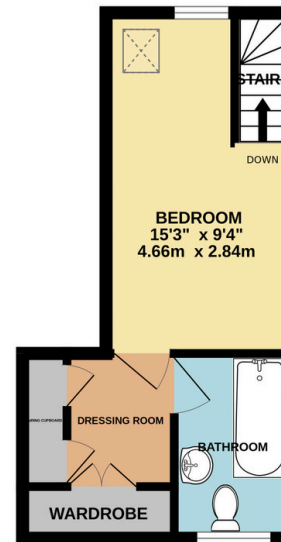
GROUND FLOOR
613 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 841 sq.ft. (78.1 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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1ST FLOOR
228 sq.ft. (21.2 sq.m.) approx.



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IMPORTANT NOTICE

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