





Tucked away in the idyllic rural hamlet of Little Green Burgate, this charming detached barn conversion offers surprising space with three generous double bedrooms.

This charming detached barn conversion is peacefully set back from an area of common land. Step inside and discover the welcoming entrance, offering convenient internal access to the workshop/ agrage. From here, a practical walk-in pantry is just a door away and an opening leads you into the impressive kitchen/breakfast room. This space immediately captivates with its vaulted ceiling and exposed roof timbers. The kitchen boasts a good range of wooden-fronted units and extensive worktops, with ample space for a range style cooker. Wood-burning stove adds warmth and the room enjoys a dual aspect, offering delightful views over the common land. A traditional wooden latch door opens into the dining room, which continues the character with its vaulted ceiling. exposed timbers and a feature exposed red brick wall. A large opening connects this to to the good-sized sitting room. Here. natural light floods in from a duel aspect, with two sets of double sliding doors leading out to the charming courtyard. Another woodburning stove creates a welcoming atmosphere and double doors lead

you into the inner hallway. The inner hallway provides useful built-in storage cupboards and a door to the courtyard garden. You'll also find the spacious utility room here along with the family bathroom, complete with a bath suite and separate shower. The hallway provides access to the three comfortable double bedrooms. The principle suite offers an en-suite bathroom and convenient built-in wardrobes.

The property is accessed via a gravel driveway that leads up to a six bar gate. Before the gate you will find a convenient parking area for two vehicles and access to the garage/workshop, which benefits from both power and lighting, plus a handy WC. The driveway continues around to an additional parking area and a pleasant lawn area. On the other side of the drive, you will discover a further lawn area complete with useful garden sheds. A truly charming feature of this property is the enclosed walled courtyard garden. This delightful space has a water feature, beautifully stocked beds and borders and generous paved areas.















3.1 Miles











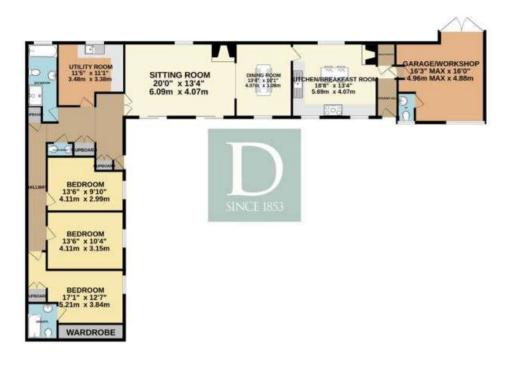








GROUND FLOOR 1801 sq.ft. (167.3 sq.m.) approx.



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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. The historic market town of 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 fired central heating. Mains water and electric are connected with drainage via 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?

ENERGY PERFORMANCE

TBC

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.

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