



1 HALL ROAD
WINFARTHING, DISS, IP22 2EP



A delightful 3 bedroom semi-detached house in a convenient rural position with a superb garden. The property has been improved by the current vendor and offers further potential to extend subject to planning permission.

A driveway from the road provides parking for several cars at the front of the property. It is in a delightful rural position abutting and overlooking fields. The house has painted rendered elevations under a pitched and tiled roof. The front door opens to the entrance hall with stairs to the first floor. The main reception space has been opened up to create a light-filled triple aspect room with a woodburning stove in the sitting area. The kitchen is fitted with a range of wall and base units and leads to the rear lobby which gives access to shower room and a door to the garden. On the first floor are three spacious double bedrooms. All enjoy views over either the gardens or fields.

The rear garden is a horticulturalist's delight. It has been landscaped and planted with a wide array of mature shrubs, trees and herbs all creating an oasis for nature. There are greenhouses and sheds and the garden is an excellent size, bordered by mature hedging and abutting fields.

LOCATION

Winfarthing is an attractive semi-rural and established village found four and a half miles to the north west of Diss and still retains a strong and active local community helped by having good schooling, public house and fine church. The historic market town of Diss offers excellent amenities including schools, shops, restaurants, doctors, dentists and public houses along with regular bus services and main line railway station providing access to the cathedral city of Norwich London's Liverpool Street station. Norwich, Ipswich and Bury St Edmunds are all about 22 miles.

SERVICES

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

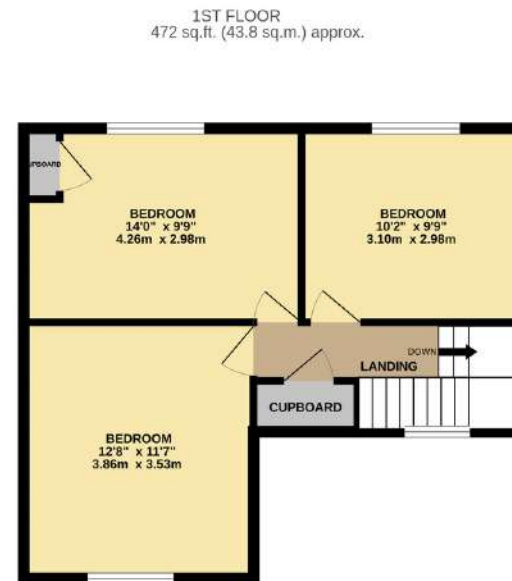
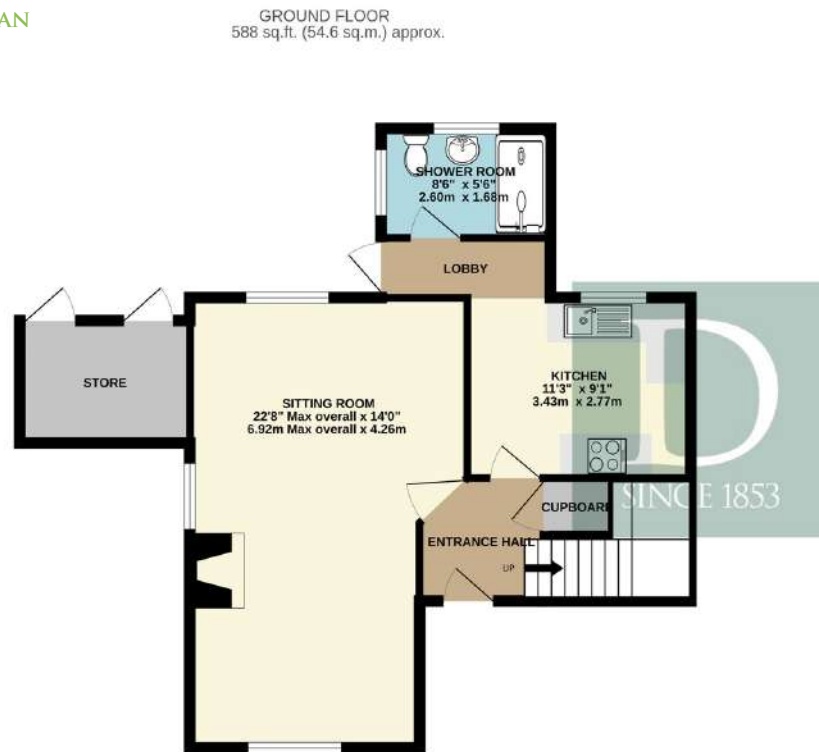
LOCAL AUTHORITY

South Norfolk District Council
Council Tax Band B





FLOOR PLAN



TOTAL FLOOR AREA : 1060 sq.ft. (98.5 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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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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