



4 CEDARS RISE

OCCOLD, EYE, IP23 7QA



Stunning Semi-detached home on an exclusive development with approved plans to extend.

Built in 2020 to an exceptional standard, this striking semi-detached home offers thoughtful, well-presented accommodation within the popular village of Occold. Two sets of planning permission for a double-storey extension & loft conversion further enhances its appeal. The ground floor features a spacious, open-plan living area. A well-fitted kitchen at the front flows seamlessly into the dinning and sitting room, with double doors opening onto the beautifully landscaped rear garden. A convenient cloakroom completes this level. Upstairs two generous double bedrooms boast floor-to-ceiling windows and large built-in wardrobes. The rear bedroom enjoys breath-taking views over the garden and open countryside. A family-sized bathroom serves both bedrooms.

Outside, the property is accessed via shared gravel road leading to private parking area to the side of the property, the property also includes a charming wild garden area which is located across the driveway with potential for a home office.

The south-facing rear garden is a true highlight, which has been beautifully landscaped by the current owner, offering a wonderful outdoor space

LOCATION

This popular rural village has a public house, village hall, church and primary school, which feeds into Hartismere High School in Eye, just 3 miles away offering a range of independent local shops. Eye has many historic and listed buildings together with Cafes, Deli, Pharmacy, Butchers, Bakery, Hardware shop, Hairdressers, Reflexologist, Haberdashery shop, Chocolatier, Country market in Town Hall, Antique shop, Bank Arts Centre, WI, choir, Library, Country Pub and 2 Co-op supermarkets. Hartismere High School provides secondary education and Graded as Outstanding in its last Ofsted inspection. Diss lies 4 miles away and offers amenities including schools, health and sports facilities. Diss has direct rail services to London Liverpool Street station (approximately 1 hour and 20 minutes)



2



1



1



6.9
Miles



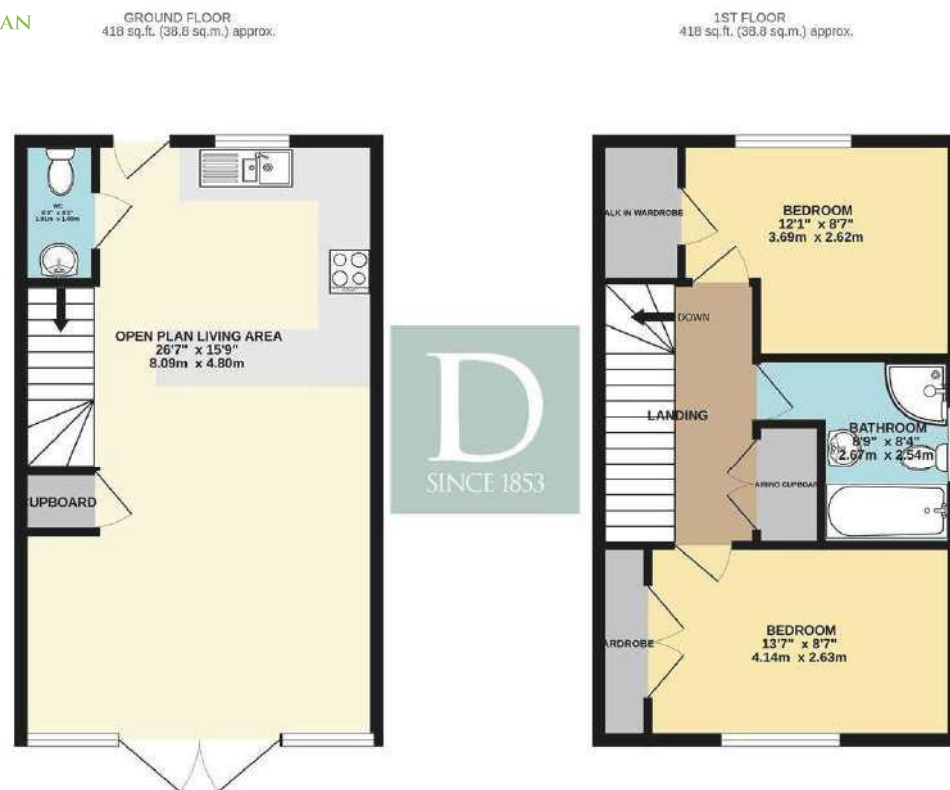
EPC







FLOOR PLAN



SERVICES

Under floor heating to the ground floor via air source heat pump with radiators to the first floor. 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 B

ENERGY PERFORMANCE

B Rating

AGENT'S NOTES

- 1: Shared driveway access to numbers 1, 2 and 3
- 2: Planning for Loft: Mid Suffolk District Council DC/23/00947
- 3: Planning for Side Extension: Mid Suffolk District Council DC/24/04757

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 the team directly.

Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

Durrants and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

CONTACT US

Durrants, 2b Market Hill, Diss, Norfolk,
IP22 4JZ

Tel : 01379 642233
Email : diss@durrants.com

