



THE OLD CHAPEL
THE STREET, FERSFIELD, IP22 2BL



A charming former chapel conversion in a delightful rural position with superb open-plan living space and rural views.

A charming and well-presented detached former chapel conversion dating back to 1837. The property has been lovingly updated by the current vendors and offers spacious and versatile living accommodation and excellent entertaining space on the ground floor. The front door opens to a useful porch leading to the principal living space. There are French doors to the front connecting the space to the garden. The main area is dominated by a double aspect sitting room with oil burning stove and stairs to the first floor. It is open to one end into a study area, also with French doors to the front. The flow continues into the dining room with a window to the side and the room opens to the excellent double aspect kitchen which has been upgraded by the vendors and includes a comprehensive range of fitted units with appliances. There is a door to the side. Off the sitting room is bedroom 4 or a further receptions room with French doors to the front. There is a door to the utility room which in turn is open to the garage. It is considered this area could be reconfigured to potentially create an annexe subject to the the necessary

consents. There is also a ground floor bathroom and large cupboard. On the first floor are three double bedrooms. The principal bedroom has a door to the shower room which is 'Jack and Jill' to the landing.

The property is approached from the lane via a gravel driveway providing off-road parking for several cars. There is a car port to the side and a gravel seating area beyond for morning coffee. The garden is laid principally to lawn with a vegetable area in one corner, a rose border, large paved terrace for alfresco entertaining and a charming tiki hut for covered seating. Beyond the garage is a workshop with power and the end of the garden has superb views over the surrounding countryside.

SERVICES

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



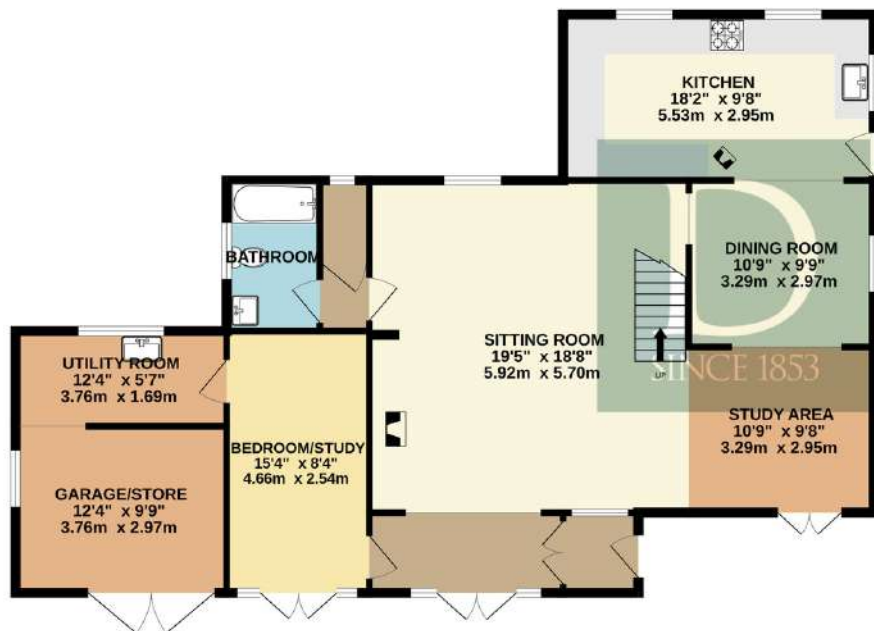




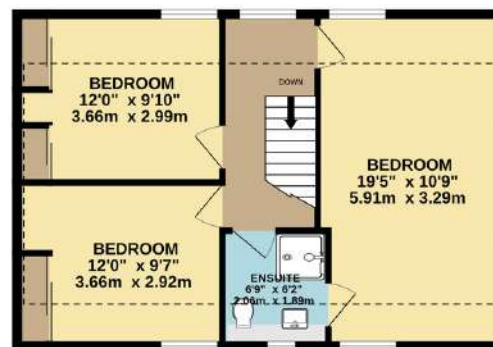


FLOOR PLAN

GROUND FLOOR
1207 sq.ft. (112.2 sq.m.) approx.



1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA: 1757 sq.ft. (163.3 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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LOCATION

The village of Fersfield is off the beaten track but very accessible to amenities with the bustling historic market town of Diss 6 miles to the east on the Norfolk/Suffolk border, which 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.

LOCAL AUTHORITY

South Norfolk District Council
Council Tax Band D

ENERGY PERFORMANCE

D Rating

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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