

Hope Cottage The Green, Palgrave, Suffolk, IP22 1AG
Offers over £350,000

DURRANTS
SINCE 1853





An exceptional amalgamation of character and contemporary features presented in this semi-detached cottage.

Located in the highly desired village of Palgrave, within walking distance to Diss sits this inviting 4 bedroom home. Upon entering you are welcomed into an attractive living room with open fire. There is also a dining room, kitchen, and WC. Upstairs is made up of 4 bedrooms and a family bathroom. The property has been meticulously modernised, recently painted internally and externally, and features a newly fitted boiler. Within the low maintenance garden sits a large outbuilding, ideal for home office or workshop. The property is complete with off-road parking for 2 vehicles.

LOCATION

Palgrave is a particularly popular village being particularly convenient for those enjoying the facilities within Diss and its links. The village itself is fortunate in having not only a Day Nursery but also a Community Centre and Playing Field and Parish Church. Palgrave also benefits from a very sought after village Primary School which is rated Good by Ofsted. Palgrave's catchment secondary school is Hartismere High School, which has

an 'Outstanding School' rating from Ofsted. For those wishing to commute, good road links can be enjoyed to the A140 and A143 road systems and the mainline rail station in the pretty market town of Diss provides commuter services between the Cathedral City of Norwich to the north and London's Liverpool Street Station.

VIEWING

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

SERVICES

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

LOCAL AUTHORITY

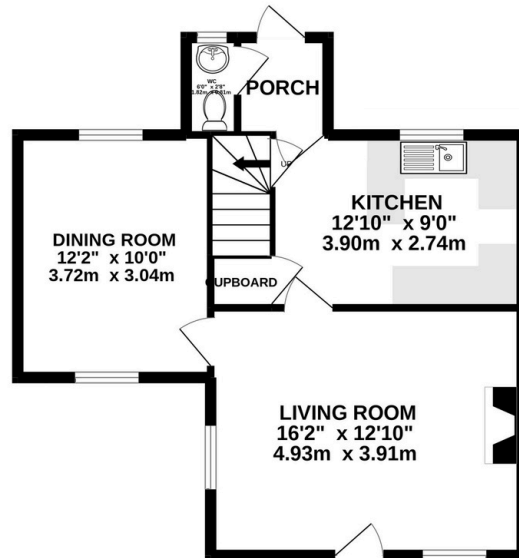
Mid Suffolk District Council
Council Tax Band – C



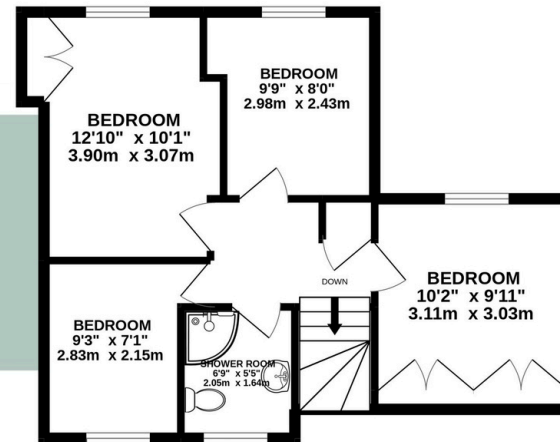


FLOOR PLAN

GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR
488 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 996 sq.ft. (92.5 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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LOCATION MAP



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

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