



17 Clarke Close
Palgrave | Suffolk | IP22 1BE

QUIET FAMILY HOME



This traditional and handsome red-brick villa awaits new residents.

With four/five, bedrooms and three bathrooms, there's room for all whether you're raising young people or working from home. Its location on a quiet and much-sought-after cul-de-sac in walking distance from Diss permits the best of both worlds, village life and all the amenities of a busy market town.



KEY FEATURES

- A Beautiful Detached Family Home in the Village of Palgrave
- Four/Five Bedrooms; Three Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite
- Bright and Social Kitchen/Dining Room
- Separate Utility and Ground Floor WC
- Study/Bedroom Five
- Living Room with Wood Burner and Bay Window
- Quiet, Peaceful and Sought-After Cul-de-Sac Location
- Secluded Mature Garden
- Double Garage and Large Driveway
- A Short Drive or Walk from the Train Links and Amenities of Diss
- The Accommodation extends to 1,569sq.ft
- Energy Rating: D

Peace descends the moment you pull into this leafy cul-de-sac. Parking is plentiful with a choice of the large drive – lots of room for visiting cars – or undercover in the double garage where doors open automatically. There's a definite late Victorian feel to this villa with its red-brick elevations and pitched tile roofs. It dates, however, from the 1990s and so provides a deal more modern comfort and convenience than would its 19th century forebears.

Step Inside

A canopied porch leads into a large central hallway, illuminated by a feature arched window halfway up the U-shaped staircase. Smart stone flooring – practical as well as elegant – extends from here into the long, double-aspect sitting room to your left. A woodburning stove – so lovely in winter – sits in a neat fireplace flush with the wall, the depth of the chimney being external. But with French doors to the pergola on the terrace, this is a room that can be enjoyed just as much in summer. At the back of the house is the large kitchen-diner, the working part of which is laid out in a square with warm wood units and plenty of granite counterspace. A breakfast bar provides gentle delineation between cooks and diners while maintaining very sociable proximity. Whether children are doing homework or dinner guests are gathered round the table, you'll be able to converse and cook simultaneously with ease. A stunning seven-pane bay window overlooks the garden, an inviting place to sit and look out, or perhaps to read or craft using wraparound natural light. Just across the hall, a substantial utility complete with sink provides valuable extra kitchen space for a washing machine and tumble dryer. There is also a sunny study on this floor – potentially an extra bedroom – and a downstairs lavatory.





KEY FEATURES

Entertain In Style

Pairs of glass doors from the entrance hall lead to both the living room and kitchen/dining room, unifying the ground-floor spaces and allowing light to flow round the house. They also create a flow ideal for entertaining, something for which this house is superbly equipped (there's enough sleeping and bathing accommodation here to ensure that houseguests are never a strain). If you wanted to open out the ground floor yet further, you might consider a third set of glass doors which would connect the dining room directly to the living room and create a circular layout. It would also enable a shorter route from kitchen to terrace for al fresco dinners.

Exploring Upstairs

Four double bedrooms are served by three bathrooms, a ratio perfect for minimising morning crunches. The principal bedroom, spacious and bright, enjoys a dressing area and its own ensuite bathroom with luxury roll-top tub. The other three bedrooms share a shower room and a bathroom with over-bath shower.

The Outside

The rear garden is happily completely dog-proof. A paved area immediately next to the house is partly covered with a wisteria and clematis draped pergola – wonderful for summer dinners. Beyond are lawns and shrubs, even an above-ground fishpond. A large shed is boarded out and supplied with electricity and heat, functioning as a studio for the current owner. A second shed exists for garden purposes. The detached double garage provides further storage in a partly boarded loft.

























INFORMATION



On The Doorstep

Palgrave is an attractive village with a primary school, a green, an active community centre with clubs and events such as monthly film nights, and a playing field. Situated in pretty countryside between the rivers Waveney and Dove, Palgrave has the distinct advantage of being just moments from Diss with its boutique shops, supermarkets, the Corn Hall arts centre and the mainline station. On foot, Diss can be reached along a footpath across the fields in about ten minutes.

How Far Is It To?

From Diss, trains run regularly on the London to Norwich mainline and reach London Liverpool Street in as little as an hour and a half. In the other direction, you can be in Norwich in 20 minutes. The arterial A140 runs nearby getting you to either Norwich or Ipswich in about 40 minutes. Heading west on the A143 will bring you to Bury St Edmund's in just over three quarters of an hour.

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [sharpened.nurtures.vital](#)

Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage

Broadband Available - Vendors use SKY

Please see www.openreach.com/fibre-checker

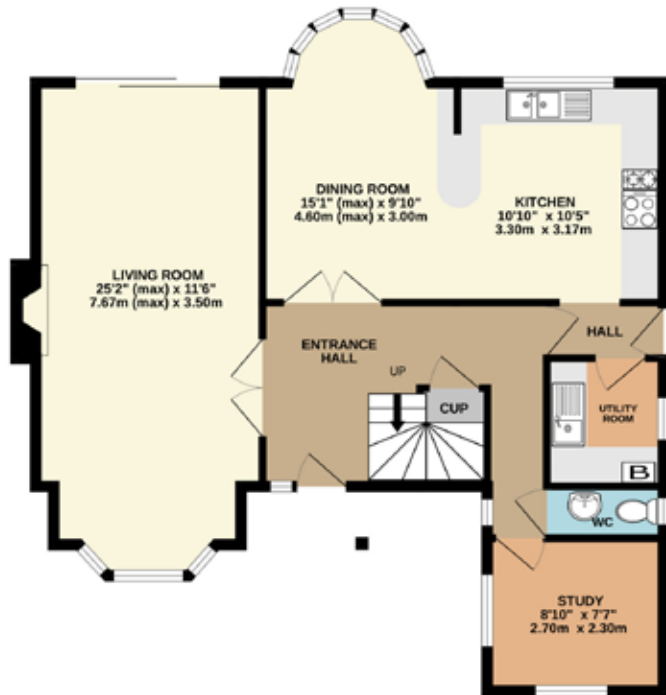
Mobile Phone Reception - varies depending on network provider

Please see www.ofcom.org.uk - to check Mobile/Broadband Availability

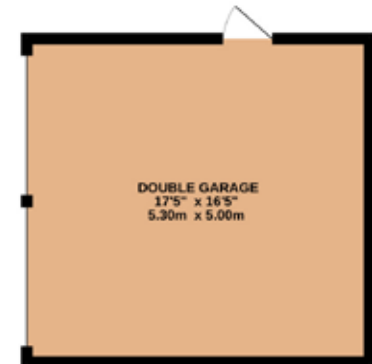
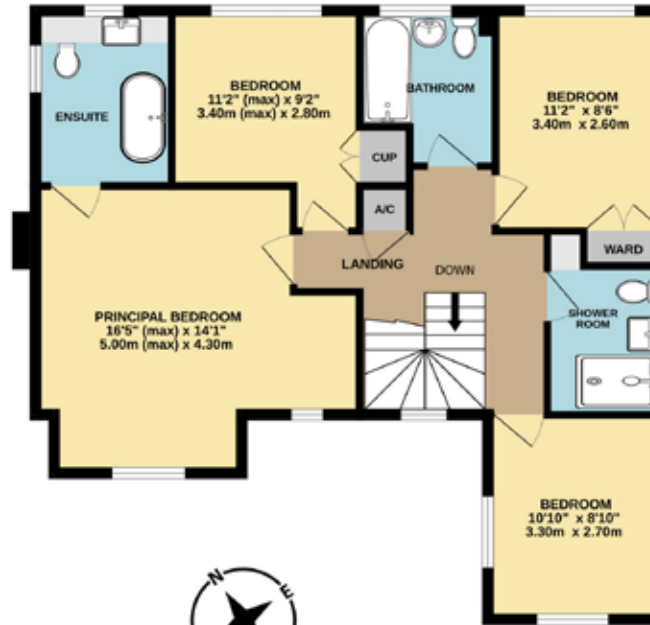
Mid Suffolk District Council - Tax Band E

Freehold

GROUND FLOOR
798 sq.ft. (74.1 sq.m.) approx.



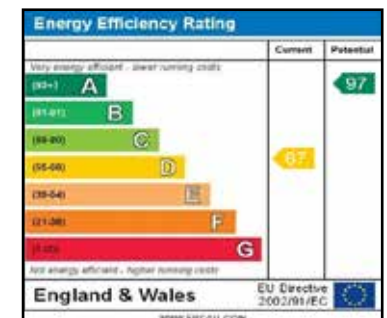
1ST FLOOR
771 sq.ft. (71.7 sq.m.) approx.



TOTAL FLOOR AREA (approx.)

Accommodation: 1569 sq.ft (145.8 sq.m) - Garage: 285 sq.ft (26.5 sq.m)
Measurements are approximate. Not to scale. Illustrative purposes only.
Produced for Fine & Country Estate Agent.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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