

Mellis Road | Thrandeston, Diss | IP21 4BU

Guide Price £160,000 - £170,000

twgaze

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A charming two-bedroom semi-detached clay lump cottage offering just over 760 sq ft of well-proportioned accommodation. The property combines character features with practical living space, benefits from off-road parking, and enjoys a low-maintenance rear garden that is a sun trap during the summer months.

- Guide Price £160,000 - £170,000
- Characterful two-bedroom semi-detached cottage
- Traditional clay lump construction with pitched tiled roof
- Oil-fired central heating with radiators throughout
- Approximately 760 sq ft of well-arranged accommodation
- Sitting room and separate dining area
- Two first-floor bedrooms - en-suite style WC to the principal bedroom
- Off-road parking for one vehicle
- Useful outbuilding, with power connected, providing additional storage
- Ultrafast Fibre-optic Broadband

Location

Thrandeston is an attractive rural village offering a peaceful setting without feeling remote. The nearby market town of Diss, approximately four miles away, provides an excellent range of local and national shopping, leisure and sporting facilities, along with a mainline railway station on the Norwich to London Liverpool Street line, with journey times of around 90 minutes. Bury St Edmunds is readily accessible via the A143 at approximately 17 miles, while the cities of Norwich and Ipswich are both within about 25 miles. As such, the property enjoys the balance of village living with convenient access to a wide range of amenities and transport links.





















Property

A characterful two-bedroom semi-detached cottage of traditional clay lump construction, set beneath a pitched interlocking tiled roof. The property is warmed by an oil-fired central heating system with radiators throughout and provides just over 760 sq ft of neatly arranged accommodation.

The ground floor offers a welcoming sitting room with a wood burning stove, a defined dining area, fitted kitchen with LPG gas available and a ground-floor bathroom. Upstairs are two bedrooms, with the principal bedroom enjoying the added convenience of an en-suite style WC.

Outside

To the front of the cottage there is off-road parking for one vehicle. A pedestrian side gate leads through to the rear garden, which is designed with ease of maintenance in mind and enjoys a sunny aspect, making it a real sun trap during the summer months. A useful outbuilding to the rear, which has power connected, provides useful storage space.

Services: Mains electricity connected to the property. Heating is provided via an oil boiler. Shared private drainage.

How to get there: What3words/// ///pull.anguished.stone

Viewing: Strictly by appointment with TW Gaze.

Freehold

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

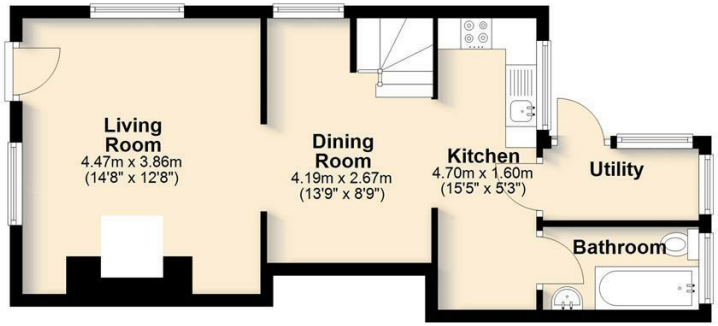
In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Ref: 2/20080/KH



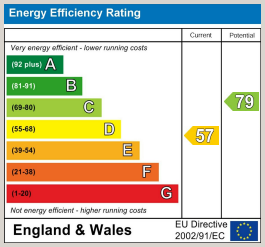








Total area: approx. 74.2 sq. metres (798.6 sq. feet)



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