



23 The Street, Hepworth

Guide Price £318,500

THE
M&G
PARTNERSHIP



23 The Street

Hepworth, Diss

- Extended semi-detached village home
- Occupying a non-estate village setting
- Spacious dual-aspect kitchen/dining room
- Sitting room with wood burner, conservatory
- Utility room, cloakroom, and home office
- 3 Good sized bedrooms, modern bathroom
- Large private gardens, extensive parking
- Oil-fired heating, uPVC sealed unit glazing

A spacious and extended semi-detached village home, occupying a pleasant non-estate setting within the picturesque village of Hepworth.

Offering generous and versatile accommodation, the property includes an entrance hall, large dual-aspect kitchen/dining room, conservatory, comfortable sitting room with wood burner, utility area, cloakroom and a useful home office. Upstairs are three good-sized bedrooms and a modern family bathroom.

The home benefits from oil-fired central heating and uPVC double glazing, while outside it stands within large, enclosed gardens offering an excellent degree of privacy. Mainly laid to lawn, with a variety of outbuildings and scope for vegetable growing or a more self-sufficient lifestyle, the garden is ideal for families, pets and outdoor living. There is also ample off-road parking for several vehicles.



Hallway

7' 10" x 5' 2" (2.38m x 1.58m)

An entrance hall includes 2 built-in cupboards and leads through to a large dual-aspect kitchen/dining room

Kitchen / diner

18' 7" x 9' 0" (5.67m x 2.75m)

This superb family space is very much the heart of the home and offers ample room for dining and entertaining

Sitting Room

13' 2" x 9' 9" (4.01m x 2.97m)

A very comfortable sitting room featuring French doors to the garden and a fireplace with an inset wood burner.

Conservatory

10' 3" x 9' 7" (3.13m x 2.92m)

The kitchen/breakfast room also connects to a bright conservatory - a lovely space for relaxing and enjoying the garden views. From the kitchen, a door leads to a useful utility area with a cloakroom off, and there is a further room currently arranged as a home office.

Utility Room

8' 10" x 6' 8" (2.68m x 2.03m)

WC

6' 0" x 2' 7" (1.82m x 0.78m)

Office

12' 0" x 5' 1" (3.67m x 1.54m)



Interested? Call Us On
01284 755526

Landing

9' 4" x 2' 9" (2.84m x 0.85m)

Bedroom 1

11' 10" x 9' 9" (3.60m x 2.98m)

Bedroom 2

11' 3" x 9' 9" (3.44m x 2.98m)

Bedroom 3

13' 1" x 8' 4" (4.00m x 2.53m)

Bathroom

Outside

Outside The property stands in large, enclosed gardens affording a high degree of privacy. The grounds are mainly laid to lawn and include a variety of outbuildings, ideal for storage or hobbies. There is plenty of space for those wanting to enjoy a more self-sufficient lifestyle, with room for a vegetable plot. To the front of the house, there is ample off-road parking for several vehicles.

COUNCIL TAX - Band B

ENERGY PERFORMANCE RATING - D

COUNCIL - West Suffolk. SERVICES Mains water, electricity, oil fired heating

BROADBAND - Ofcom states Superfast broadband is available

Mobile - Ofcom states all mobile phone providers are likely

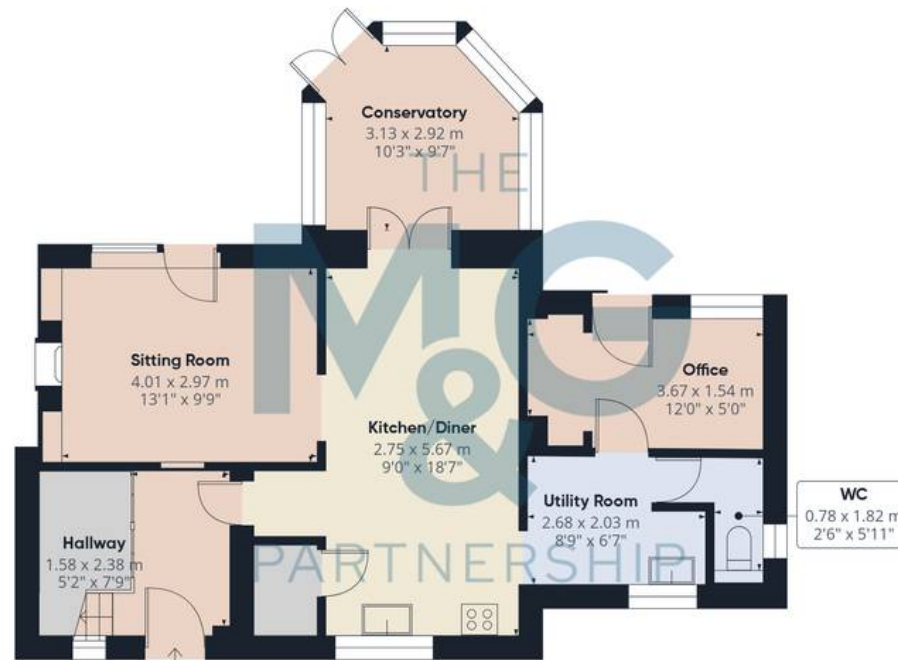




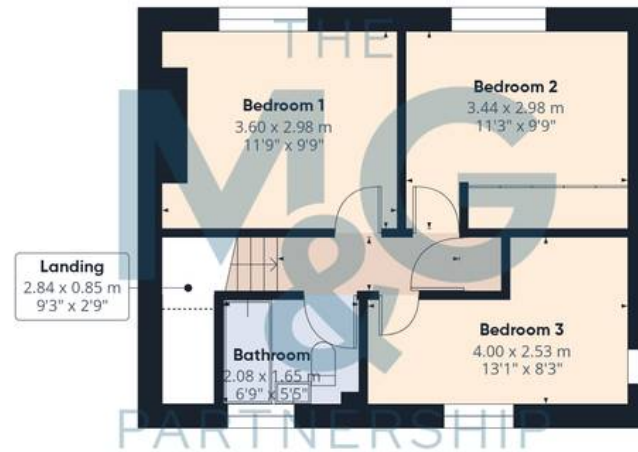
THE
M&G
PARTNERSHIP

Interested? Call Us On

01284 755526



Floor 0



Floor 1



Interested? Call Us On
01284 755526



For more details about this property, or any of the many superb homes we currently have available, please get in touch.

Established in 2008, The Mortimer & Gausden Partnership is proud to be one of the area's leading independent estate agents, with over 135 years of combined experience.

Our exceptional local knowledge, personal service and professional approach enable us to offer honest advice, accurate valuations and outstanding results.

Whether you are thinking of selling now or simply exploring your options, we would be delighted to provide a market appraisal.



01284 755526



mail@mortimerandgausden.co.uk



www.mortimerandgausden.co.uk



**7 Langton Place, Bury St. Edmunds,
Suffolk IP33 1NE**

Please note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fittings. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or website, please contact our offices immediately.

The Mortimer & Gausden Partnership is a trading name of Mortimer & Gausden Ltd.