



Guide Price

Offers in the region of £295,000

DESCRIPTION

Pear Tree Farm presents a fantastic opportunity to purchase a detached house with versatile well-proportioned accommodation. Accessed via a private driveway the property is situated within its own plot set back from the road with a single garage.

The accommodation includes two reception rooms, kitchen, shower room, utility room, large hallway, four bedrooms and bathroom. The plot in total extends to 0.18ac (0.07ha) of gardens which are primarily lawn with some flower beds and sporadic trees in the rear garden. The property requires some renovation and updating.

LOCATION

Pear Tree Farm is situated in the village of Tivetshall St Mary approximately 6.5 miles from the market town of Diss. Diss has an excellent range of facilities including a Morrisons and Tesco supermarket, doctors' surgery, library and many individual pubs, eateries and independent shops. The town also benefits from primary schools, high school and a railway station with regular services to London Liverpool Street (via Cambridge).

DIRECTIONS

From the town of Diss, head north-east towards Market Hill, turn right on St Nicholas St, after 0.1 miles turn left onto Mount St, continue onto Heywood Road after 0.1 miles. After 0.4 miles turn right onto Burston Road. After 0.2 miles continue Durbldge's Hill. After 0.5 miles continue onto Diss Road. After 0.5 miles continue onto Crown Green. Turn left onto Gissing Road. After 0.5 miles turn right onto Burston Road. After 1 mile turn right onto Rectory Road. After 0.4 turn right onto Rectory Road. After 0.4 miles turn right on Glebe Road. Continue onto Gissing Road. At T Junction turn left and the property will be found on the left-hand side.

Contact our Agricultural team on:

T: 01379 646602 **E:** agricultural@durrants.com **W:** durrants.com

Sale of Pear Tree Farm, Tivetshall St Mary, Norfolk, NR15 2BT

SERVICES

Mains electricity.
Mains water.
Mains drainage.
Heating is provided by electric and oil-fired radiators.

TENURE

Freehold.

LOCAL AUTHORITIES

South Norfolk Council
South Norfolk House, Cygnet Court, Long Stratton, Norwich, NR15 2XE.
Tel: 01508 533701

SOLICITORS

Sprake and Kingsley
16 Broad Street
Bungay
Suffolk
NR35 1EN
Contact: Clare Gissing
Telephone: 01986 892721
Email: cgissing@sprakekingsley.co.uk

VIEWINGS

Viewing is strictly by arrangement with the vendors agent Durrants, please call 01379 646602.

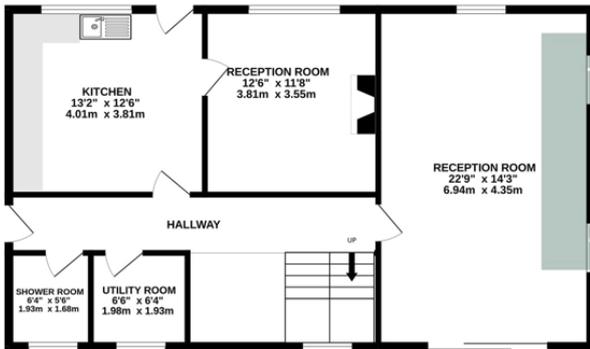
AGENTS NOTE

Photographs taken in Summer 2024.
The vendors are retaining the field to the rear and are investigating the planning potential.

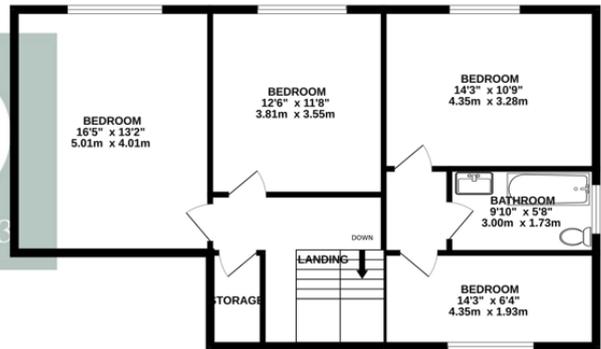


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GROUND FLOOR
884 sq.ft. (82.1 sq.m.) approx.



1ST FLOOR
807 sq.ft. (75.0 sq.m.) approx.



TOTAL FLOOR AREA : 1691 sq.ft. (157.1 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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Pear Tree Farm, Tivetshall St Mary

20m
Scale 1:886 (at A4)

