

## The Street, Blo Norton, Diss IP22 2JB

Guide Price

**£725,000**

Whittley Parish

## Bedrooms: 4 | Bathrooms: 2 | Receptions: 2

- Outstanding far reaching rurual views
- Versatile living space with annexe potential
- Double garage
- Ensuite facilities and dressing room
- Southerly facing rear gardens
- EPC Rating D
- Council Tax Band F

Enjoying a rural yet not isolated position, the property is set back from a small, quiet and tranquil country lane showcasing stunning far reaching views over the unspoilt countryside. Located within close proximity to 'Blo Norton Fen' which is a registered Site of Special Scientific Interest and borders the counties of Norfolk and Suffolk lying on the river Little Ouse. The property, therefore, is ideally placed with many country walks to hand. Blo Norton itself is an attractive village found on the north Suffolk borders being seven miles to the west of the historic market town of Diss offering an extensive and diverse range of many day to day amenities and facilities along with a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

This substantial family home is thought to have been built in the late 1980s. Of traditional construction, it offers versatile living space of approximately 2400 sq ft, with the potential for dual living, where part of the accommodation could be split off to create a self-contained annexe, if required. Over the last 12 years, the current vendors have significantly enhanced and upgraded the property, which is beautifully decorated throughout. Notable improvements include a replacement heating system (now an energy-efficient air source heat pump with hot water cylinder), full replacement of uPVC double-glazed windows and doors in 2012, new flooring throughout, and replacement bathroom suites, which remain in excellent condition.

One of the most important factors for any property is its position, and this home boasts an outstanding setting. It sits on a generous, private plot with superb far-reaching rural views, enjoyed fully by all principal rooms.

The accommodation is well laid out. The entrance porch and hall create a pleasing, spacious first impression, with attractive herringbone flooring, ample built-in storage, and the convenience of a ground-floor WC. Three reception rooms offer flexibility: a formal dining room; a smart sitting room with views and access to the rear gardens and fields beyond, featuring an inset log burner as a pleasing focal point; and a third reception room of impressive size (approximately 26ft by 17ft) which, given its scale, could be converted into annexe accommodation if required. Completing the ground floor is a kitchen/breakfast room with excellent storage, a floating island, and integrated appliances. Upstairs, the principal bedroom enjoys stunning elevated views, along with the luxury of a dressing room and en-suite. Two further generously sized bedrooms, a fourth bedroom/study and a well-proportioned family bathroom, with a smart four-piece suite in white, complete the first floor.













The grounds extend to approximately 0.42 of an acre. A large in-and-out driveway provides plenty of off-road parking space, leading up to the house and double garage, which has a large electric up-and-over door at the front, a pedestrian door to the side, power and light connected, and storage space within the eaves. To the western aspect of the house, there is plenty of garden space, which would enable the house to be extended without losing the rear garden, if required and subject to the necessary planning consents. The gardens have been thoughtfully planted over the years, and are well stocked, providing plenty of colour and charm during the summer months. Abutting the rear of the house is a large decking area and paved patio, creating excellent space for alfresco dining.

**ENTRANCE**

**RECEPTION ROOM 1:** - 6.91m x 4.01m (22'8" x 13'2")

**RECEPTION ROOM 2:** - 3.23m x 4.72m (10'7" x 15'6")

**KITCHEN/BREAKFAST ROOM:** - 3.58m x 5.94m (11'9" x 19'6")

**UTILITY ROOM:** - 4.06m x 2.29m (13'4" x 7'6")

**RECEPTION ROOM 3:** - 8.03m x 5.23m (26'4" x 17'2")

**FIRST FLOOR - LANDING:**

**BEDROOM 1:** - 6.93m x 4.01m (22'9" x 13'2")

**EN-SUITE:** - 2.13m x 1.93m (7'0" x 6'4")

**BEDROOM 2:** - 3.2m x 3.76m (10'6" x 12'4")

**BEDROOM 3:** - 3.58m x 3.48m (11'9" x 11'5")

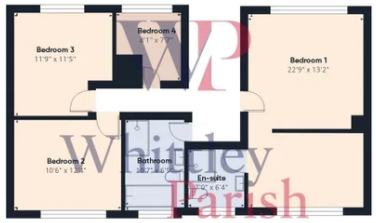
**BEDROOM 4:** - 2.46m x 2.31m (8'1" x 7'7")

**BATHROOM:** - 3.23m x 2.06m (10'7" x 6'9")

**SERVICES:**
Drainage - Private
Heating - Air source heat pump
EPC Rating D
Council Tax Band F
Tenure - freehold




**Floor 0** Building 1




**Floor 1** Building 1

**Approximate total area**(1)

2616 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







## Viewing Arrangements

Strictly by Appointment
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