

Upper Rose Lane, Palgrave, Diss, IP22 1AP

Guide Price

£550,000-£575,000

Whittley Parish

Bedrooms: 4 | Bathrooms: 2 | Receptions: 2

- Guide Price £550,000 - £575,000
- EPC - B Rating for a most energy efficient home
- High specification & immaculacy presented throughout
- En-suite and dressing room to principle bedroom
- Garage
- Versatile living space in the regions of 1700sqft
- Freehold
- Vendors found onwards (end of chain)
- EV - Charging point

Set back from the road on a generous plot, this property enjoys a central position within one of the area's most sought-after villages. It's one of five individually built, modern homes forming an attractive street scene. The peaceful village of Palgrave sits just a mile and a half south of Diss, on the north Suffolk borders, surrounded by the beautiful countryside of the Waveney Valley. Most of the properties are centred around an attractive and unspoilt village green, with a primary school and a fine church giving Palgrave a quintessential, traditional English village feel. The village boasts an attractive assortment of period properties and still retains a strong, close-knit local community. Diss itself is within easy reach, just a 15-minute walk down The Lows, and is a historic market town that offers a wide range of day-to-day amenities. It also boasts a mainline railway station, with regular, direct services to London Liverpool Street and Norwich.

This superior four-bedroom detached house was built in 2019 to an individual design by Danny Ward, a highly respected local builder. Of traditional brick and block cavity wall construction under a pitched interlocking tiled roof, it's heated by a modern gas-fired central heating boiler via radiators. As you'd expect from a property of this age, it boasts high thermal insulation levels and sealed-unit uPVC double-glazed windows and doors. These features contribute to its impressive EPC B rating, making it a most energy-efficient home and a genuinely attractive purchase, given the low maintenance commitments and running costs involved for a home of this size. The upgraded specification of fixtures and fittings deserves particular mention, with a level of finish that's still presented in excellent decorative order throughout. In total, the accommodation stretches to approximately 1,700 sq ft, with well-proportioned rooms arranged in a thoughtful, practical layout flooded by plenty of natural light.

Upon entering, the reception hall impresses being of a most generous size, creating a spacious and welcoming first impression. Newly installed herringbone flooring runs throughout, while oak internal doors provide access to all rooms. Ample built-in storage includes an understairs cupboards and a separate cupboard beside the WC. The main reception room sits at the front of the house and features a bay window with fitted shutters. Its focal point is the fireplace with an inset cast iron stove, set upon a slate hearth beneath an oak mantle. The second reception room overlooks the rear gardens and offers flexible living space.













The standout feature of this home is the kitchen/diner, which enjoys lovely views and direct access to the rear gardens. Upgraded at the time of construction, the kitchen boasts marble worksurfaces and an excellent range of high quality fitted appliances, all still in excellent condition. Completing the ground floor is a utility room, finished to the same high standard as the kitchen. At first floor level a striking feature is the oversized landing which creates a stunning feature of the design of the house. The principal bedroom has the luxury o a dressing room and a newly replaced en-suite. All bedrooms are generously sized, with bedroom two comfortably accommodating another super-king-sized bed. The family bathroom is in pristine condition, featuring a three-piece suite in white.

A tarmacked driveway leads up to the property and adjacent garage, offering extensive off-road parking for four or so cars. The single garage measures 18' 9" x 7' 1" (5.74m x 2.18m) and features an electric up-and-over door, power and light connections, and storage space within the eaves.
Side access leads to the rear garden, a generously sized space laid predominantly to lawn. Concrete posts and panel fencing enclose the garden, backing onto playing fields for a private, non-overlooked setting. Two paved patios complete the outdoor space: one abuts the house, while the other, set against the rear boundary, is covered by a timber pergola that creates a pleasing backdrop.

RECEPTION HALL:

WC: - 1.17m x 1.93m (3'10" x 6'4")

RECEPTION ROOM ONE: - 5.74m x 3.99m (18'10" x 13'1")

RECEPTION ROOM TWO: - 3.45m x 3.38m (11'4" x 11'1")

KITCHEN/DINER: - 5.71m x 3.76m (18'9" x 12'4")

UTILITY: - 2.39m x 2.13m (7'10" x 7'0")

FIRST FLOOR LEVEL - LANDING:

BEDROOM ONE: - 3.43m x 3.71m (11'3" x 12'2")

EN-SUITE: - 2.21m x 2.13m (7'3" x 7'0")

DRESSING ROOM: - 1.93m x 1.50m (6'4" x 4'11")

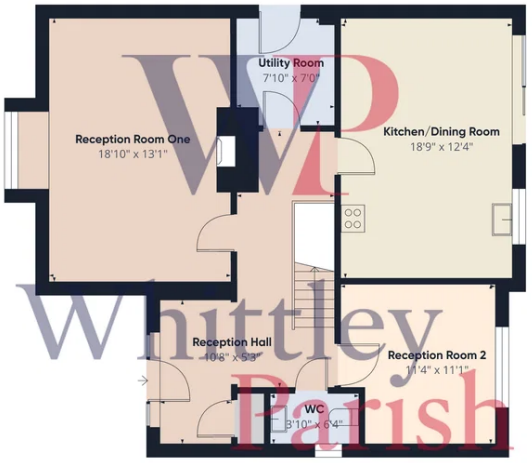
BEDROOM TWO: - 3.45m x 3.40m (11'4" x 11'2")

BEDROOM THREE: - 2.72m x 3.73m (8'11" x 12'3")

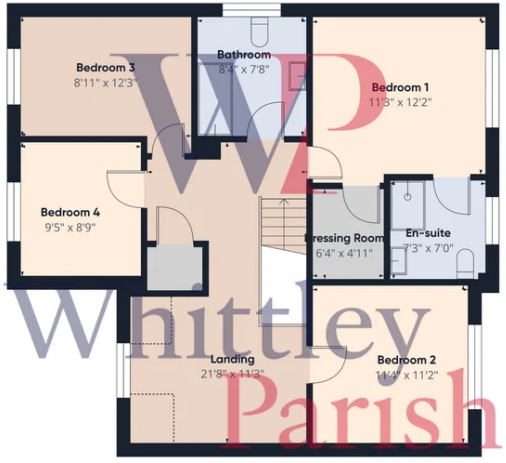
BEDROOM FOUR: - 2.87m x 2.67m (9'5" x 8'9")

BATHROOM: - 2.54m x 2.34m (8'4" x 7'8")

SERVICES:
Drainage - Mains
Heating - Gas central heating
EPC Rating B



Floor 0



Floor 1

Approximate total area(1)

1720 ft²

Reduced headroom

21 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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

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