



The Croft  
Harleston Road  
Rushall  
IP21 4RT

Offers Over £325,000





- Semi-detached cottage
- Two bedrooms
- Updated to a high standard
- Inglenook fireplace with wood burner
- Ample driveway
- Upstairs bathroom with shower
- Kitchen/diner
- Generous sized established garden with sandstone patio
- Oil fired central heating

### Location

Rushall is a small hamlet in approximately 6 miles north of Diss. The village supports a village pub which offers food and accommodation and a vehicle repair shop. The property is equidistant to the village of Dickleburgh which offers a well-stocked village shop and post office, primary school, pub and village hall. The historic market town of Harleston is just a few miles away too and offers national supermarkets, individual shops banks and cafés.





## Property

The Croft is a pretty Victorian cottage sitting back from the road. It has been updated to a high standard whilst retaining the character of the property. The living room features an impressive inglenook fireplace fitted with a modern wood burner and ledge and brace doors and beams feature throughout the property, creating a warm, comfortable and stylish home. Good ceiling heights have been maintained throughout.

## Outside

Ample shingled driveway allows parking for several vehicles to the front. There is a large, established garden with sandstone patio area to the rear of the cottage. A side door from the utility room and double doors from the kitchen open out onto the garden.

## Services

Mains water and electricity are connected to the property. Private drainage to a treatment plant. Heating is provided by an oil-fired boiler.

## Directions

What3words glance.alcove.jumpy

## Viewing

Strictly by appointment with TW Gaze

**Freehold.**

**Council Tax Band: B**

**Ref: 2/19416**


**Agents note:** The vendor of the property is a member of staff at TW Gaze  
There is a small flying freehold at the property, please ask for more details.

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TW Gaze for themselves and for their Client give notice that:-

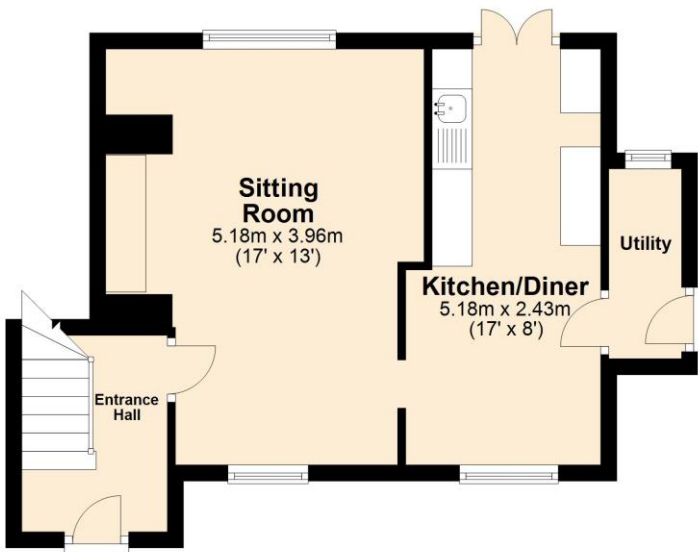
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While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			110
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		53	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

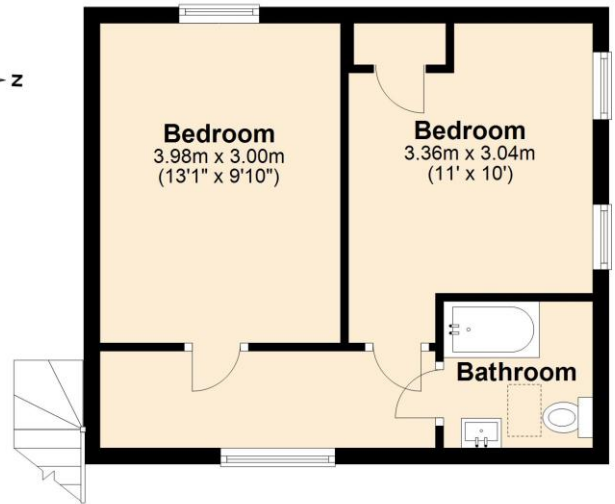
**Ground Floor**

Approx. 37.5 sq. metres (403.7 sq. feet)



**First Floor**

Approx. 32.5 sq. metres (349.5 sq. feet)



Total area: approx. 70.0 sq. metres (753.2 sq. feet)

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