



## The Street, Redgrave, Diss, IP22 1RY

**Guide Price £400,000 - £425,000**

Beautifully presented throughout, this period three bedroom cottage offers a wealth of charm and character. Having been much enhanced and upgraded and offering versatile living space in the regions of 1500 sq ft.

- Rural outlook
- Versatile accommodation in regions of 1500 sq ft
- 3 Reception rooms
- Large utility room
- Exposed & revealed period features
- Council Tax Band D
- Freehold
- Energy Efficiency Rating D



## Property Description

---

### Situation

Set back from the road the property lies to the north of the village within a stone's throw of the surrounding rural countryside. Redgrave is located on the north Suffolk borders and is a quintessential English village steeped in history and having a beautiful assortment of many period and historic properties centred around a large village green and pond. The village still retains good amenities by way of having a public house, fine church, convenience store and being within the Hartismere school catchment area. More facilities can be found a mile or so to the south within the villages of Rickingham and Botesdale including an excellent medical centre. The historic market town of Diss lies 7 miles to the east providing a more extensive and diverse range of amenities and facilities along with a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

### Description

The property comprises a characterful three bedroom semi-detached cottage believed to date back to the 1700's and predominantly of oak timber frame construction with pleasing colour wash rendered elevations under a pitched clay tiled roof. Over the years the cottage has been tastefully modernised whilst retaining much of the charm and character one would expect to find in a property of this nature, with many exposed and revealed period features throughout. Now heated by a modern, (2 years old) oil fired combination boiler via radiators, (additionally there is under floor heating to the second reception room and office). Connected to mains drainage and having the benefit of an electric car charging point.

### Externally

The property is set back from the road having off-road parking upon a shingle driveway adjacent to the property leading up to a large workshop, (which could be removed for additional off-road parking space if required). The main gardens lie to the rear and are of a generous size backing onto the open rural countryside giving pleasing unspoilt rural views. A paved patio area abuts the rear of the property creating an excellent space for alfresco dining whilst there is the benefit of a second timber shed found to the rear boundaries. The gardens offer complete privacy/seclusion within being well stocked and established with a variety of herbaceous plants, shrubs and trees.

The rooms are as follows

**ENTRANCE HALL:** Access via a upvc door to front. A pleasing spacious first impression. A good space for shoes and coats and period pine internal doors giving access to the two reception rooms. Oak engineered flooring.

**RECEPTION ROOM ONE:** Window to the front aspect. Displaying a wealth of character with exposed timbers and beams and impressive inglenook fireplace, exposed red brick, oak bressumer beam and inset cast iron stove upon a brick hearth. Oak engineered flooring and arch connecting through to reception room two...

**RECEPTION ROOM TWO:** With study space on first entry steps leading up to a modern extension with French doors giving views and access onto the paved patio area and gardens beyond. Oak engineered flooring. Staircase to side rising to first floor level.

**RECEPTION ROOM THREE:** With window to the front aspect. Giving open plan living with the kitchen area, inglenook fireplace to side and exposed studwork and oak engineered flooring.

**OFFICE:** Giving versatile living space and could be adopted as a ground floor bedroom if required. Vaulted ceilings and oak engineered flooring.

**KITCHEN/DINER:** Double aspect room found to the front of the property and offering a bespoke kitchen with a good range of built-in storage cupboard space with pine work surfaces, inset stainless steel sink with drainer and mixer tap, gas hob and Range to side.

**UTILITY:** Found to the rear of the property and offering an excellent range of built-in storage cupboard space with roll top work surfaces and space for white goods. LVT flooring. Door to rear giving external access and internal access through to the shower room..

**SHOWER ROOM:** Having been recently modernised and in an excellent condition with large walk-in shower, double headed electric shower unit over, low level wc, wash hand basin and heated towel rail.

**FIRST FLOOR LEVEL: LANDING:** With period pine internal doors giving access to the three bedrooms and bathroom. Built-in eaves storage cupboard space to side.

**BEDROOM ONE:** With window to the front aspect being a generous size principle bedroom with exposed timbers and beams, open studwork to side giving useful storage space. Vaulted ceilings.

**BEDROOM TWO:** Again with window to the front aspect. A good double bedroom with large walk-in storage cupboard to side.

**BEDROOM THREE:** A double aspect room found to the front of the property enjoying a leafy green outlook.

**BATHROOM:** With frosted window to side comprising of a modern suite in white with shower cubide, low level wc, wash hand basin and heated towel rail.

#### SERVICES

Drainage – Mains

Heating type – Oil

EPC rating – D

Council Tax Band – D

Tenure - Freehold

**OUR REF:** 8242



# Viewing Arrangements

Strictly by appointment

## Contact Details

4-6 Market Hill

Diss

IP22 4JZ

sales@whittleyparish.com

01379 640808

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

