



Higdon Close, Burston, Diss, IP22 5UG

Guide Price £450,000 - £465,000

A substantial four bedroom detached house offering 1,500 sq ft of versatile living space. Superbly situated upon a spacious plot within a niche close. Further benefitting from south westerly facing rear gardens, garage and rural outlook.

- No onward chain
- Approx 1,500 sq ft
- South westerly facing rear gardens
- Spacious plot
- Garage
- Council Tax Band E
- Freehold
- Energy Efficiency Rating E.



Property Description

Situation

Located within the sought after village of Burston, the property enjoys a lovely position set within an individual close of just a handful of substantial properties all set upon spacious plots and enjoying views to the front over towards the village green and church. Burton is a tranquil village found three miles to the north of Diss and offers a lovely assortment of many period and modern properties with good local amenities by way of schooling, public house, fine church and playing fields. The historic market town of Diss provides an extensive and diverse range of many day to day amenities and facilities having the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

The property comprises a four bedroom detached house having been built in the 1980s of traditional brick and block cavity wall construction under a pitched interlocking tiled roof, with replacement sealed unit upvc double glazed windows and doors, whilst being heated by an oil fired central heating boiler via radiators. Internally the property offers spacious accommodation with well proportioned rooms and a good deal of versatile living space in the region of 1,500 sq ft.

Externally

The property is set back in the corner of the close upon a spacious plot with extensive off-road parking to the front upon a hardstanding driveway leading to the house and garage (measuring 18' 6" x 9' 4" (5.65m x 2.85m) with up and over door to front, personnel door to rear, window to rear, power/light connected and storage space within eaves). The main gardens lie to the rear of the property enjoying a south westerly aspect with a leafy green outlook, being predominantly laid to lawn, well stocked and established. A paved patio area abuts the rear of the property creating an excellent space for alfresco dining.

The rooms are as follows:

RECEPTION HALL: 6' 0" x 10' 5" (1.84m x 3.20m) Replaced composite door to front being a spacious and pleasing first impression, stairs rising to first floor level with under stairs storage cupboard, replaced internal doors giving access to the reception rooms, kitchen and wc.

WC: 6' 0" x 5' 6" (1.84m x 1.70m) With frosted window to front comprising low level wc, hand wash basin and giving good space for shoes and coats.

RECEPTION ROOM ONE: 19' 9" x 11' 7" (6.02m x 3.55m) A bright and spacious double aspect room with views to the front and rear, open fireplace to side.

RECEPTION ROOM TWO: 10' 10" x 12' 9" (3.31m x 3.89m) Found to the rear of the property enjoying views and access onto the rear gardens with upvc double glazed sliding doors. LVT flooring.

KITCHEN/DINER: 10' 11" x 11' 10" (3.33m x 3.63m) Found to the rear aspect of the property having views onto the gardens, the kitchen offers a good range of wall and floor units, roll top work surfaces, integrated appliances with oven, four ring electric hob with extractor above, dishwasher and inset one and a half bowl porcelain sink with drainer and mixer tap. Further giving access to the utility.

UTILITY: 9' 3" x 8' 1" (2.82m x 2.47m) With window to front, door to side, roll top work surfaces, storage units and space for white goods.

FIRST FLOOR LEVEL - LANDING:

With replaced four panel internal doors giving access to three of the four bedrooms, bathroom and built-in airing cupboard to side. Window to front.

BEDROOM ONE: 10' 11" x 11' 9" (3.34m x 3.60m) With window to rear enjoying elevated views over the gardens. A double bedroom with double built-in storage cupboard to side.

BEDROOM TWO: 10' 11" x 10' 8" (3.34m x 3.26m) With window to rear being a double bedroom having double built-in storage cupboard and giving access bedroom three.

BEDROOM THREE: 11' 8" x 11' 7" (3.57m x 3.55m) With window to side being a generous double bedroom with built-in storage space within eaves.

BEDROOM FOUR: 9' 3" x 8' 0" (2.83m x 2.46m) With window to front aspect, although the smaller of the four bedroom still a good size bedroom.

BATHROOM: 9' 3" x 5' 6" (2.82m x 1.70m) Dual aspect to the front comprising three piece suite in white with panelled bath with electric shower over, low level wc and hand wash basin.

VIEWINGS: Strictly by appointment with Whittleby Parish Estate Agents, please contact a member of the sales team at our Diss office on 01379 640808.

OUR REF: 8072



Viewing Arrangements

Strictly by appointment

Contact Details

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Diss

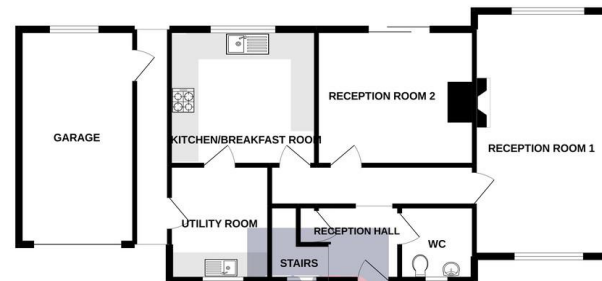
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their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

GROUND FLOOR
927 sq.ft. (86.2 sq.m.) approx.



1ST FLOOR
716 sq.ft. (66.5 sq.m.) approx.



TOTAL FLOOR AREA: 1643 sq.ft. (152.6 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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 is given as to their operability or efficiency can be given.
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