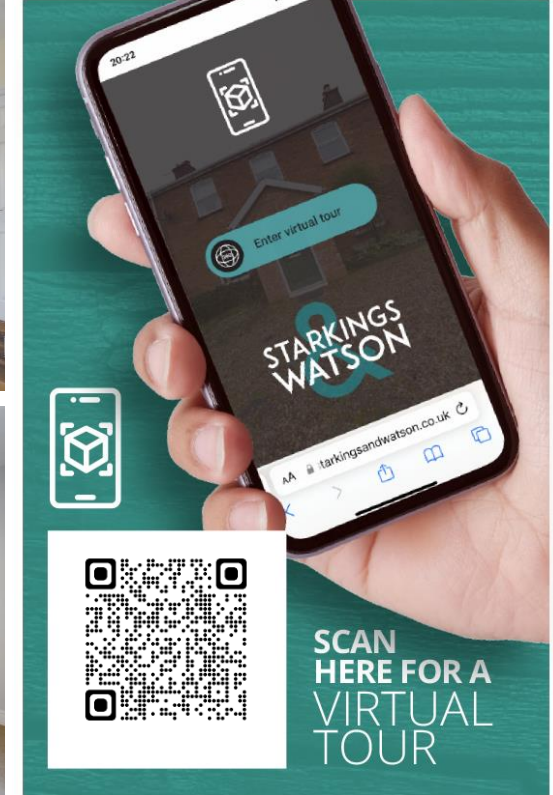


BULLSHALL ROAD Occold, Eye IP23 7PQ

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01379 450950

FOR SALE PROPERTY



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STARKINGS & WATSON

- No Chain!
- Semi-Detached Family Home
- Fully Renovated
- Finished to a High Specification
- Open Plan Main Reception Room
- Three Ample Bedrooms & Bathroom
- Family Bathroom & W.C
- Private Gardens & Driveway

IN SUMMARY

NO CHAIN. Having been completely REFURBISHED recently, this THREE BEDROOM SEMI-DETACHED FAMILY HOME offers a perfect 'ready made' property to move straight into and start enjoying! Located in the POPULAR VILLAGE of Occold close to the market town of EYE, the refurbished accommodation is presented in IMMACULATE ORDER and offers a LARGE OPEN PLAN main reception space and KITCHEN, as well as W.C and UTILITY/PORCH on the ground floor. On the first floor there are THREE COMFORTABLE BEDROOMS all off landing, and a WELL FITTED FAMILY BATHROOM. Externally, there are LANDSCAPED GARDENS to the side and rear as well as OUTBUILDINGS and OFF ROAD PARKING to the front. The property benefits from uPVC double glazing and newly installed OIL FIRED central heating.

SETTING THE SCENE

The property is approached via a hard standing parking area to the front with off road parking for multiple vehicles as well as further lawned area which could also be used for parking. There is a pathway

and steps leading to the main entrance door to the front as well as gated access to the side leading to the rear garden.

THE GRAND TOUR

The property is approached via the main entrance door to the front leading into the entrance hallway providing access to the first floor and the sitting room. The main reception space on the ground floor is all open plan creating a large, bright and open plan space. The sitting room overlooks the front with a feature fireplace and newly carpeted flooring as well as understairs storage. The kitchen/dining area benefits from tiled flooring, fitted kitchen with ample storage space, space for various white goods and integrated electric oven and electric ceramic hob and extractor fan over. There is a very handy downstairs W.C leading off the kitchen as well as the rear utility/porch. The utility offers further storage and space for washing machine under the counter as well as access to the rear garden. Leading up to the first floor landing, you will find a window to the side and loft hatch access. From the landing you will find all the bedrooms and family bathroom. To the rear there are two comfortable bedrooms and to the front you will find the main bedroom with feature fireplace. The family bathroom offers a bath with shower over and has been well fitted with stylish tiling. The property itself has been renovated by the current owners to include main points such as new insulated flooring, additional 240mm ceiling insulation, all new electrics and fuse boards, smoke and CO2 alarms throughout with safety certificate, new lighting and fittings inside



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and out, all new plumbing including pipework and radiators, new kitchen, new pressurised cylinder with 25 year guarantee, new bathroom and cloakroom suite with new pipework to each, new external boiler with 5 year warranty, new oil line to bunded tank, new carpets, curtains and blinds.

THE GREAT OUTDOORS

The landscaped gardens can be found to the side and rear of the property with a private paved terrace area to the rear ideal for outside entertaining. Around the back you will find a further hard standing area leading to covered storage and outbuildings as well as the screened oil tank. The garden is enclosed with timber fencing and a gate leading from the front driveway onto the garden.

OUT & ABOUT

The popular village of Occold has a primary school, public house, village hall and church. Eye is just 3 miles away and offers a range of day to day amenities. The historic market town of Diss is a further 8 miles to the north with the benefit of a mainline railway station with regular/direct services to London, Liverpool Street and Norwich.

FIND US

Postcode : IP23 7PQ

What3Words : ///journals.slicing.overlaid

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

Price:



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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

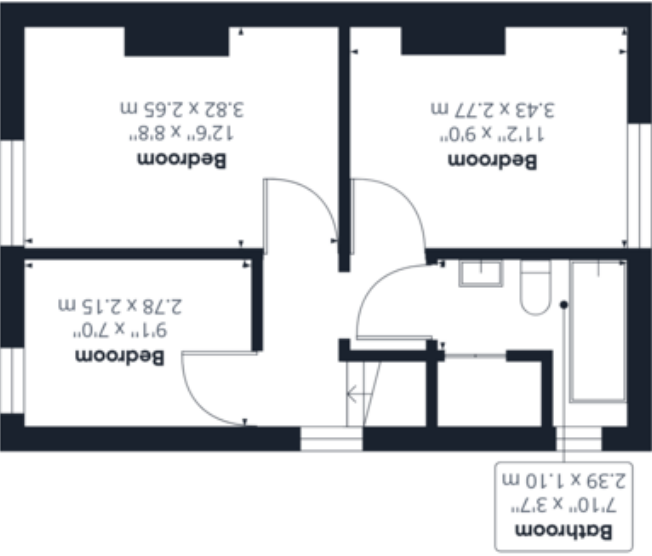
Approximate total area⁽¹⁾

748.81 ft²
69.57 m²

STARKINGS
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HYBRID ESTATE AGENTS

Floor 1



Ground Floor

