

THE STREET

Rushall, Diss IP21 4QD

Freehold | Energy Efficiency Rating : E

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

FOR SALE PROPERTY



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STARKINGS WATSON

- Semi-Detached Home
- Period Former School House
- Two Characterful Receptions
- Re-Fitted Kitchen with Marble Work Surfaces
- Three Ample Bedrooms
- Mature Gardens with Summer House
- Planning Permission to Extend Kitchen
- Detached Garage & Driveway Parking

IN SUMMARY

Located within the QUIET SOUTH NORFOLK VILLAGE of Rushall is this highly ATTRACTIVE SEMI-DETACHED period home, formerly THE SCHOOL HOUSE, built in 1856 with many period features retained. The property is located centrally within the village benefiting from a POPULAR VILLAGE PUB close by. Internally the property offers TWO RECEPTION ROOMS and a STUNNING re-fitted kitchen with MARBLE WORK SURFACES as well as UTILITY ROOM, STORE ROOMS and BATHROOM on the ground floor. On the first floor there are THREE AMPLE BEDROOMS. Externally you will find a wonderful private garden with RAISED DECKING and SUMMER HOUSE, as well as plenty of DRIVEWAY PARKING and the benefit of further driveway parking and DETACHED GARAGE located close by. The property also benefits from PLANNING PERMISSION in place for a STUNNING GROUND FLOOR EXTENSION.

SETTING THE SCENE

The property is approached via a shingled driveway with secure double gates providing ample off-road parking. Located next door but one you will also find a detached garage with further driveway parking in front. From the driveway to the front of the house you will find the main

entrance door as well as gated access to the garden located to the front.

THE GRAND TOUR

Entering the property via the entrance door to the front you will firstly find a porch - the perfect space for coats and shoes. This in turn leads through the central hallway providing first floor access. To the left of the hallway there is the main sitting room, a calming space with dual aspect as well as a wood burner. The dining room can be found to the right of the hallway and features a fireplace. The dining room leads into the kitchen which has been recently well fitted with ample cupboard storage and stunning marble work surfaces over. There is also space for a double range oven, dishwasher and fridge/freezer, whilst beyond the kitchen there is a rear lobby leading to the utility space and ground floor bathroom. The bathroom has been tiled offering a bath with shower over. The utility provides access to the store room and garden beyond as well as providing space for further white goods. The store room and the boiler room are useful spaces providing a buffer between the garden and internal accommodation. Leading up to the first floor landing you will then find all three bedrooms leading off. There is a double bedroom found to the right of the staircase with a built-in cupboard. The central bedroom is currently used as a dressing room but is a comfortable bedroom or office space. The main bedroom is located to the rear of the property. The property benefits from oil fired central heating and uPVC double glazing, as well as planning permission to extend the ground floor space to create a stunning large open plan kitchen/dining room.



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THE GREAT OUTDOORS

The private garden found to the front of the property is well kept and offers a raised decked terrace with pergola providing the ideal spot for outside dining. The main section of garden is laid to lawn with mature planting and shrubs surrounding as well as shingled pathway. Within the garden you will also find a detached timber built summer house. As mentioned, located next door but one you will find a detached garage with power and light as well as further off-road parking.

OUT & ABOUT

Rushall is a small village with a good pub - The Half Moon, that is 0.7 miles away from the property and so easily walkable. The village also has a farm shop and the parish church of St Mary's. There is the delightful St Clements Common which offers three acres of open grassland. Harleston is only 2 miles to the south, offering good local amenities including shops, banks, post office, supermarkets, a high school and access to the A143. The market town of Diss offers an excellent range of shops, supermarkets, schools and health facilities. There are leisure facilities within the area and there is a mainline railway station with regular intercity connections to London (Liverpool Street) and Norwich.

FIND US

Postcode : IP21 4QD

What3Words : ///hometown.carver.hammocks

VIRTUAL TOUR

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

AGENTS NOTE

Buyers are advised the drainage is via a shared septic tank with the adjoining property with the tank located in the neighbours garden.

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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Floor 1 Building 1



Ground Floor Building 1



GIRAFFE360
 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⁾
 975.65 ft²
 90.64 m²