



4 Chequers Lane
Bressingham | Norfolk | IP22 2AF

FINE & COUNTRY

BURSTING WITH CHARACTER



A mid 19th century cottage located conveniently close to the popular market town of Diss, yet in a peaceful position at the end of a no through road.
Featuring two bedrooms, one of which is a landing bedroom which leads to the second bedroom.
A charming sitting room, a kitchen with separate utility room and plenty of parking.
This enchanting home brims with character and potential.



KEY FEATURES

- A Beautiful Grade II Listed Semi-Detached Cottage, located on a No Through Road
- Two Bedrooms, One is a Landing Bedroom which leads to the Second Bedroom
- Ground Floor Family Bathroom
- Kitchen and Separate Utility Room
- Sitting Room with Feature Fireplace
- Garden to the Front of the Cottage; Ample Parking
- Local Footpaths and Open Fields Nearby
- Close to Diss with Amenities and Transport Links
- The Accommodation extends to 695sq.ft
- EPC Exempt

If you are looking for a property bursting with personality and charm, you would do well to consider this lovely mid 19th century home. This cosy cottage retains lots of character and with its close proximity to the bustling market town of Diss, offers a convenient location too! The current owner explains, "The location provides the best of both worlds and is something we are really going to miss. It's close to Diss, which has all the amenities you need including direct rail access into London but it's also nice and peaceful."

Character Aplenty

The sitting room is every bit as cosy as you can imagine from a country cottage. The exposed wood beams overhead bestow a sense of history and character, infusing the space with a warm and welcoming quality. A focal point of the room is the attractive woodburning stove which stands as both a functional addition to the space as well as a charming centrepiece. This is a lovely welcoming room and a space you can imagine adorned with festive decorations at Christmas. The inviting, neutral colour scheme ensures the room is bright and stylish, while practical alcoves flanking the chimney breast provide perfect locations for displaying cherished books and other personal mementos. A cottage window with monkey tail window handles overlooks the pretty garden and allows the light to stream into the room. A similar welcoming atmosphere is also to be found in the kitchen, which also includes a number of period details. This room's warm honeyed oak flooring is a lovely feature that harmonises well with the powder blue walls and exposed character beams. The room is bright and cheerful thanks to the double aspect windows. The kitchen has an integrated oven and extractor in addition to a variety of wall mounted and under-counter units.





KEY FEATURES

The first-floor stairs at the opposite end of the kitchen create a nook that the current owners have turned into a breakfast bar and casual seating area. The family bathroom is located on the ground floor and features a white suite with over-the-bath shower. The room is partially tiled around the splash-prone area, ensuring a balance between easy maintenance and visual appeal. The under-sink storage, cleverly integrated, grants you space for stowing away toiletries and towels, keeping the room organised and uncluttered. The ground floor also has a sizable utility room. The current owners have made excellent use of this space by storing their kitchen extras and white goods there. Cottage-inspired cabinets provide practical storage and there is convenient garden access from this area. Upstairs, you will find two double bedrooms that are inter-connected by a door. The alcove space in both of these rooms could be effectively utilised for fitted wardrobes without taking up any additional floor space.

Step Outside

The garden has plenty of scope for the green-fingered and the total plot is generous. Keen gardeners will appreciate the greenhouse where seedlings can be nurtured. There is also a handy shed for garden storage, a generous workshop and a summer house. The garden is laid mainly to lawn with a margin of well-established trees and bushes, which include a few apple trees and a pear tree. A patio area to the rear of the property provides a tranquil space to sit and enjoy the garden. The property is situated at the end of a private lane, providing a peaceful location and benefits from ample parking. For outdoor enthusiasts, the cottage is well-placed to enjoy long walks, with easy access to local footpaths and open fields.

Agents Notes

We are obliged to point out under section 21 of the Estate Agency Act 1979 that the vendor of this property is related to a member of staff at Fine and Country.













INFORMATION



On The Doorstep

The Norfolk village of Bressingham is situated in the Waveney Valley, only 3 miles west of the thriving market town of Diss. The village is conveniently located for the famous Norfolk Broads and within easy access of the city of Norwich (approximately 25 miles). The village boasts a primary school, church and the much-loved Bressingham Steam Museum and Gardens. With its blend of historic charm and a thriving community, the Norfolk market town of Diss is perfect for those seeking access to a quaint town with a range of amenities and a strong sense of local identity. Diss is renowned for its vibrant town centre, which boasts a variety of shops, restaurants, and traditional markets. The market square, which features the old Corn Hall, is the main location for local events and exhibitions. Diss is also served by a selection of supermarkets, schools, and a mainline railway station with direct services into London Liverpool Street in 90 minutes.

How Far Is It To

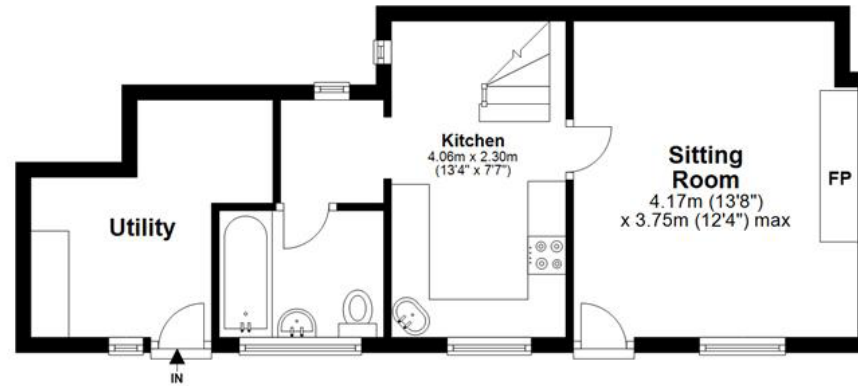
The beautiful vibrant cathedral city of Norwich is approximately 25 miles to the north on the A140. Norwich has two shopping centres to include Chantry Place and Castle Quarter, cultural and leisure facilities, restaurants and cafes. It also has direct rail links to London amongst other destinations and an International Airport. Thetford can be found 14 miles to the east of Bressingham and Ipswich 27 miles to the south.

Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Septic Tank
South Norfolk District Council – Council Tax Band B
Freehold

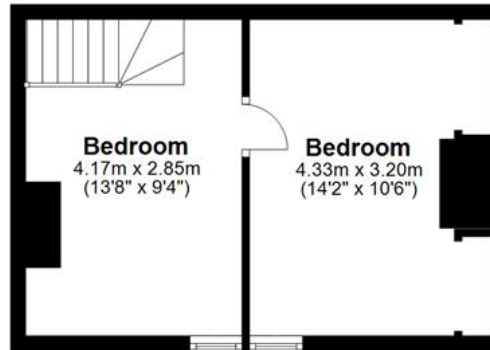
Ground Floor

Approx. 38.5 sq. metres (413.9 sq. feet)



First Floor

Approx. 26.2 sq. metres (281.6 sq. feet)



Total area: approx. 64.6 sq. metres (695.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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