

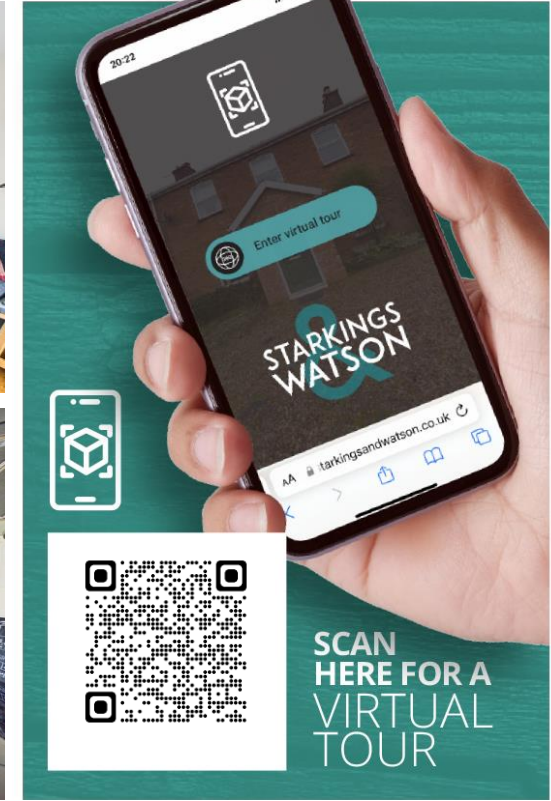
ROSE LANE CLOSE

Palgrave, Diss IP22 1TG

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

- Semi-Detached Home
- Motivated Vendors
- Sought After Village Location
- Two Generous Receptions
- Modern Fitted Kitchen
- Three Ample Bedrooms
- Two Bathrooms
- Sunny Garden, Outbuildings & Driveway Parking

#### IN SUMMARY

Located within the SOUGHT AFTER VILLAGE of PALGRAVE within touching distance of DISS, set within a QUIET CUL-DE-SAC you will find this CHARACTERFUL SEMI DETACHED FAMILY HOME. The property is presented in good order throughout and offers comfortable accommodation with further extension potential if desired (stp). To the front there is a large driveway with ample off road parking and to the rear, a lovely SUNNY and PRIVATE garden kept in good order with the addition of a LARGE TIMBER BUILT OUTBUILDING. Internally You will find an entrance porch with ground floor shower room and utility as well as WELL FITTED MODERN KITCHEN. In addition there is a SITTING ROOM and separate DINING ROOM. On the first floor there are THREE AMPLE BEDROOMS and a family bathroom.

#### SETTING THE SCENE

Approached via a large shingled driveway providing ample off road parking. The driveway leads to a covered entrance door into the entrance porch. There is also gated access to the rear garden from the driveway as well as a front garden with mature planting and pathway leading to the traditional entrance door.

#### THE GREAT OUTDOORS

The sunny and relatively private rear garden is kept in good order and offers lawns as well as mature planting with various planted borders. There is a shingled area as well as traditional patio leading from the back of the house and a covered space. Within the garden you will find a large timber built outbuilding currently used as a gym/studio with lots of further potential.

#### OUT & ABOUT

The property is set in the village of Palgrave, with picturesque uninterrupted views across the Waveney Valley. Palgrave has a village hall and primary school. Being just outside of Diss, the proximity of the house is within walking distance to the town and many of the facilities which include main supermarkets, independent retailers and sports facilities. The main benefit is the mainline railway station that provides regular/direct services to London Liverpool Street and Norwich. Further afield are the cities and towns of Norwich, Ipswich and Bury St Edmunds.



To arrange an accompanied viewing please call our  
Diss Office on **01379 450950**



#### FIND US

Postcode : IP22 1TG

What3Words : ///former.central.melts

#### 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.

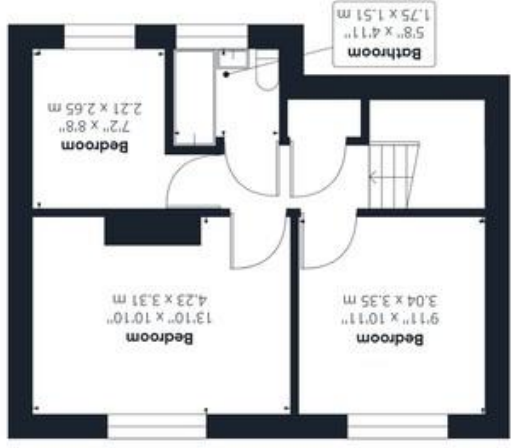
Price:



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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<sup>(1)</sup>  
960.67 ft<sup>2</sup>  
89.25 m<sup>2</sup>