



# TE MARU

REDLINGFIELD ROAD, OCCOLD, EYE, IP23 7PG



An immaculately presented 4 bedroom detached chalet in the tranquil village of Occold.

**This delightful property has been recently refurbished throughout with a modern stylish design and boasts flexible accommodation to suit all requirements. There is a range of family living space from 2 ground floor bedrooms, a dining room, kitchen, utility room, bathroom and living room with exceptional bifold doors that open to the rear garden. Upstairs are a further 2 bedrooms and a family bathroom. Outside is a large driveway and an enclosed rear garden, all of which is situated in the sought-after Suffolk countryside just a short drive from the historic town of Eye.**

#### SERVICES

Underfloor central heating via air-source heat pump. Mains electricity, water and drainage are connected to the property. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

#### LOCAL AUTHORITY

Mid Suffolk District Council  
Council Tax Band B

#### ENERGY PERFORMANCE

C Rating

#### VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

#### BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact us if you would like to discuss.



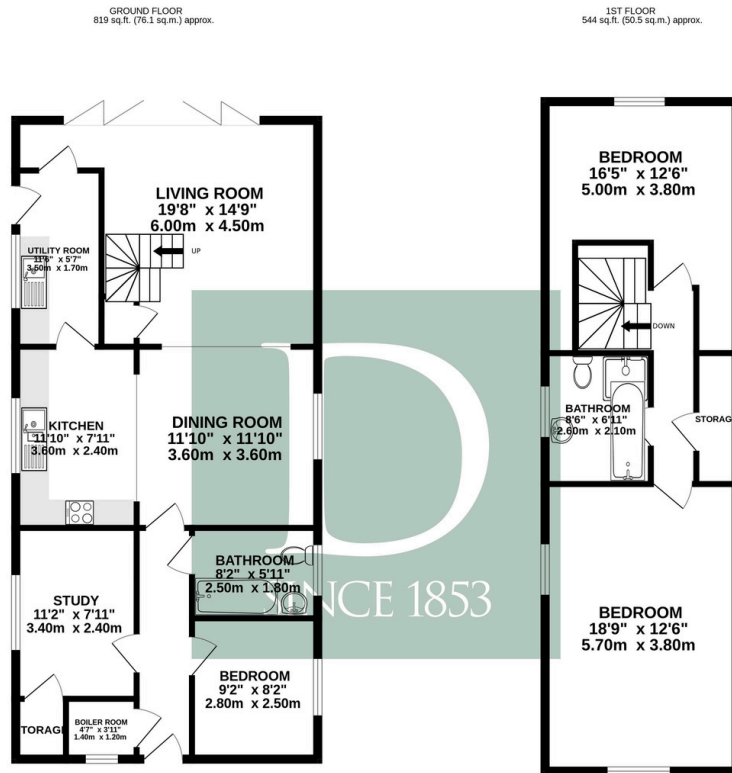
#### LOCATION

This popular village 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.





## FLOOR PLAN



TOTAL FLOOR AREA: 1363 sq.ft. (126.6 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## LOCATION



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

## IMPORTANT NOTICE

### Durrants and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

## CONTACT US

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