



41

41 ROSE LANE CLOSE  
PALGRAVE DISS, IP22 1TG





A conveniently situated semi-detached house with garage, parking and partly walled garden.

The property is an attractive two bedroom semi-detached house that conveniently situated in the popular village of Palgrave, a suburb of Diss. The property has been an investment property for the vendors and until very recently been an excellent rental so offers an incoming purchaser the same opportunity.

Vehicular access from the cul-de-sac is to the rear with the attached garage and driveway but there is pedestrian access to the front of the property from a nearby path. The front door opens to an entrance lobby, in turn leading to the sitting room with stairs to the first floor. To the rear is a kitchen diner that connects to the garden. On the first floor are two bedrooms and bathroom. The front bedroom has a fitted wardrobe cupboard.

There is an impressive Magnolia to the front of the property. The rear garden is partly walled and low maintenance having been fitted with artificial lawn. There is a paved terrace to the rear.

#### LOCATION

Palgrave is a particularly popular village being convenient for those enjoying the facilities within Diss. The village itself is fortunate in having a Day Nursery, Community Centre, Playing Field and Parish Church. Palgrave also benefits from a very sought after village Primary School, which is rated Good by Ofsted. Palgrave's catchment secondary school is Hartismere High School, which has an 'Outstanding School' rating from Ofsted. For those wishing to commute, good road links can be enjoyed to the A140 and A143 road systems and the mainline rail station in the historic market town of Diss provides commuter services between the Norwich to the north and London's Liverpool Street Station.

#### SERVICES

Electric Storage Heating. Mains electric, water and drainage are connected. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)



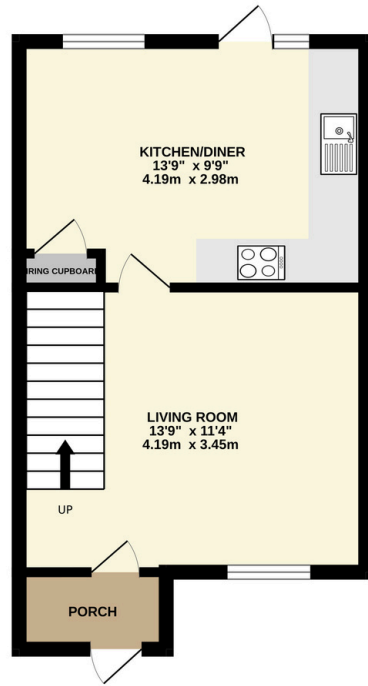




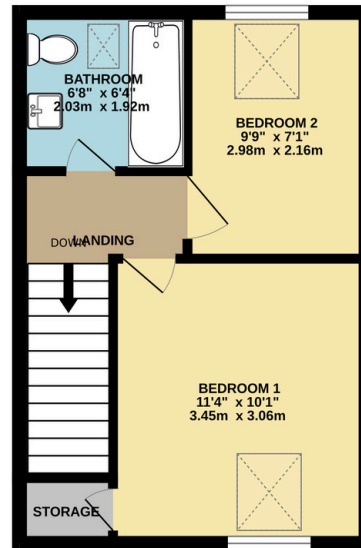


## FLOOR PLAN

GROUND FLOOR  
308 sq.ft. (28.6 sq.m.) approx.



1ST FLOOR  
290 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA : 598 sq.ft. (55.5 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 by 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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## LOCAL AUTHORITY

Mid Suffolk District Council  
Council Tax Band B

## ENERGY PERFORMANCE

D 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 PLAN



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

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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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