



# THE NOOK

PRIORY ROAD, PALGRAVE, DISS, IP22 1AJ



A deceptive and highly versatile detached chalet style property with significantly older origins.

The property is very deceptive. From its appearance externally it appears a chalet style bungalow. However, the facade masks a much older origin, revealed in the sitting room with the exposed wall timbers. The vendors have substantially extended and improved the property and it now offers spacious and versatile accommodation.

The front door opens to the sitting room with feature fireplace and this room opens to the dining room at the heart of the house and with stairs to the first floor. A step down leads to the open plan kitchen/dining/sitting room which has two sets of French doors to the garden. At the other end of the ground floor are three bedrooms, one with an en-suite. The vendors currently use one of the bedrooms as a study. On the first floor there are a further two attic bedrooms and a bathroom, it is considered that the first floor would make an excellent suite.

To one end of the property is the garage with front and rear doors which can be used to access the rear of the property. There is also access from the adjacent road leading to a parking area for

several cars. There is a terrace immediately to the rear of the property for alfresco dining and the main area of garden is laid to lawn and provides a blank canvas to landscape. The vendors have obtained planning permission for a 3 bay Cart Lodge and detached garden room (please see agents note)

#### LOCATION

Palgrave is a particularly popular village being convenient for those enjoying the facilities within Diss. The village itself is fortunate in having a 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.

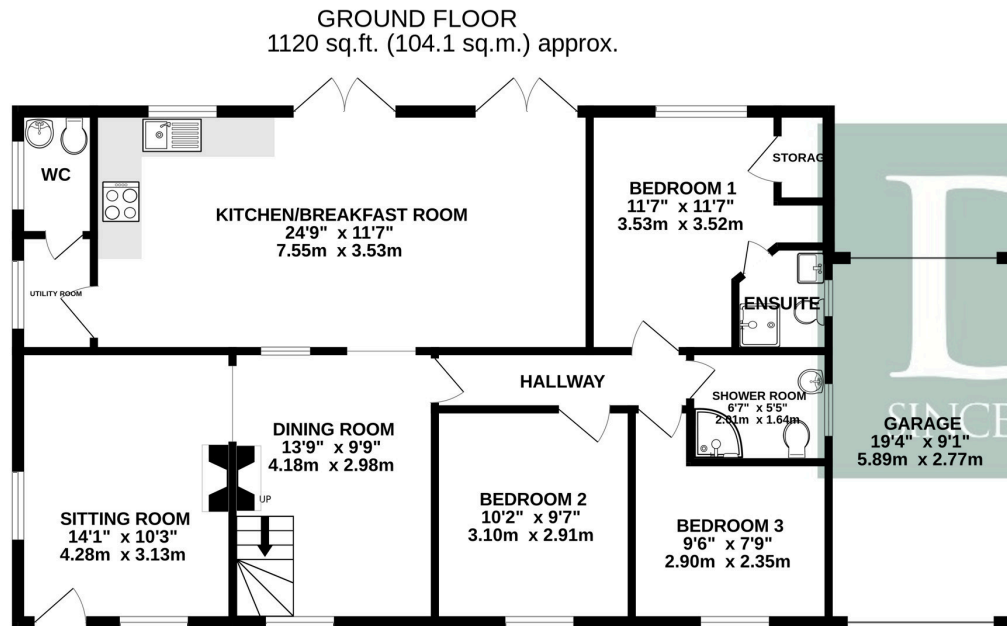








## FLOOR PLAN



TOTAL FLOOR AREA : 1688 sq.ft. (156.8 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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## SERVICES

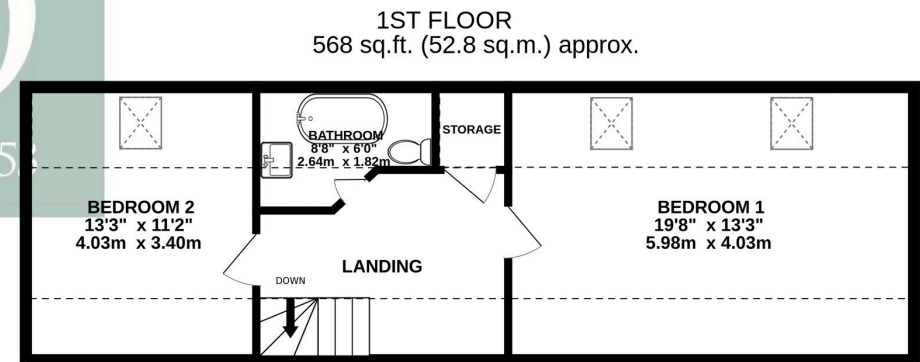
Oil fired central heating. Mains electrics and water and drainage via private treatment plant. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

## LOCAL AUTHORITY

Mid Suffolk District Council  
Council Tax Band – A

## VIEWING

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



## AGENT'S NOTE

The vendors have obtained planning permission for a three bay cart lodge and substantial office/ games room (Planning Reference DC23/00968 MSDC). Subject to the necessary planning consent the games room could potentially be used as an annexe to the main property.

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

## IMPORTANT NOTICE

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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.

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## CONTACT US

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