

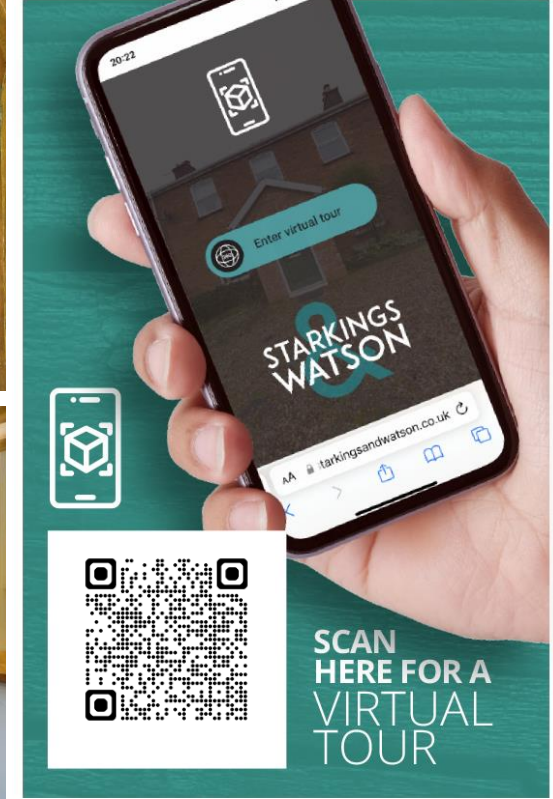
WALCOT GREEN

Diss IP22 5SR

Freehold | Energy Efficiency Rating : TBC

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FOR SALE PROPERTY



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STARKINGS & WATSON

- Detached Period Cottage
- Grade II Listed With Original Character
- Extended & Improved
- Large Sitting/Dining Room with Woodburner
- Three Double Bedrooms & Two Bathrooms
- Kitchen/Breakfast Room & Utility Room
- Stunning Private Gardens of 0.3 Acres (stms)
- Plenty of Parking, External Games Room & Outbuildings

IN SUMMARY

Poppies is believed to date back several hundred years and is GRADE II LISTED making for a wonderful character home arranged over ONE LEVEL. The house has been a private residence for a number of years, previously used as the GAMEKEEPERS LODGE for the neighbouring hall having been EXTENDED tastefully in recent years. The accommodation internally provides a porch entrance leading to an IMPRESSIVE MAIN RECEPTION ROOM with a WOODBURNER. There are three comfortable DOUBLE BEDROOMS with an ENSUITE and main family bathroom. There is also a COUNTRY STYLE KITCHEN and DINING ROOM to the rear as well as useful utility room beyond. Externally, there is so much to explore with the property set well back from the road in a plot of 0.3 ACRES (stms). The garden is BEAUTIFULLY planted with mature trees and hedging as well as various outbuildings and stable block. There is also an EXCELLENT DETACHED STUDIO/GAMES ROOM.

SETTING THE SCENE

Approached from Walcot Green on the edge of Diss but rural, you will find a large gated and shingled driveway providing plenty of off road parking. There is another

gate and pathway leading across the private gardens to the main entrance door to the front.

THE GRAND TOUR

Entering via the main entrance door to the front there is a porch entrance with space for coats and shoes. This leads via an arched doorway into the main reception. This characterful and bright reception space offers plenty of room for sitting and dining as well as wood effect flooring with brick built fireplace housing a woodburner. Accessed from the reception there is the main double bedroom to the front with wood effect flooring as well as an en-suite shower room. Beyond the reception there is an inner hallway providing access to all further rooms. To the right there are two comfortable bedrooms one of which has double doors leading out to a side lawned garden and another one to the rear. Next you will find the main family bathroom which has been well finished with a sky light allowing plenty of natural light as well as bath with shower over. The kitchen and dining room is located to the rear with a separate utility off. The kitchen offers a country style range of units with solid wood worktops over as well as Butler sink, integrated dishwasher, space for fridge/freezer and free standing range oven. Beyond there is a dining space offering further storage with a stable door to the utility room. The utility offers further storage and space for white goods with a door to the rear courtyard.

THE GREAT OUTDOORS

The stunning and private gardens extend to approximately 0.3 acres (stms) and are predominantly located to the front of the house. Starting at the front from the driveway there is a detached timber built outhouse/workshop as well as a kitchen garden with



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plenty of raised beds as well as greenhouse and further timber built workshop/stable block. Continuing through the plot you will find a plethora of mature planting, shrubs and trees as well as manicured lawns and a bridge over the small dyke that runs through the centre of the plot to the rear. In front of the house there is a beautiful paved terrace ideal for outside dining. To the side there is a further enclosed and private seating area with brick built bbq and pathway leading to the detached office/games room. This excellent space offers the potential for a number of uses with the current vendors using this room as a games room and extra reception. Beyond the games room there is a further enclosed courtyard with a brick wall and paving.

OUT & ABOUT

The property is located just outside the centre of Diss within the small hamlet of Walcot Green. Within a short drive or easy walk you will find local shops, amenities and mainline railway station, which has regular services connecting to London, Liverpool Street and Norwich. The historic market town of Diss is situated on the South Norfolk border and has proved to be a popular location over the years. The town offers an extensive range of amenities and facilities and is only 23 miles to the south of Norwich and 25 miles to the north of Ipswich.

FIND US

Postcode : IP22 5SR

What3Words : ///computers.repay.nuzzling

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

Buyers are advised of the following details;

The property is Grade II* Listed. There is private drainage via septic tank. All other mains services are connected. There is a dyke that runs through the plot to the rear which must remain as per a historic covenant in place.

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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GIRAFFE 360

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^m
 1227.43 ft²
 114.03 m²

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