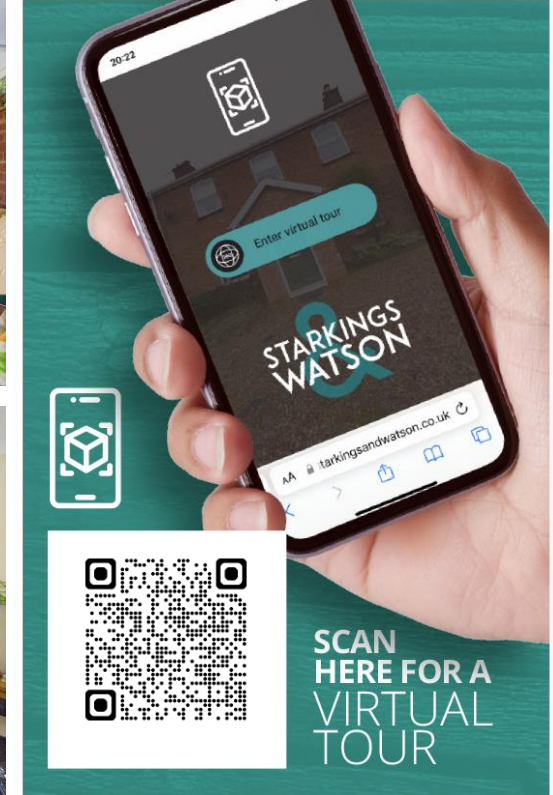


# CHURCH STREET Occold, Eye IP23 7PS

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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- Detached Home
- Popular Central Village Location
- Presented in Excellent Order
- Sitting Room with Woodburner
- Separate Garden Room & Kitchen/Dining Room
- Three Ample Bedrooms
- Well Kept Gardens to Front & Side
- Driveway Parking & Garage

#### IN SUMMARY

This attractive DETACHED HOUSE is located in a QUIET tucked position within the village of OCCOLD and is presented in EXCELLENT ORDER certainly ready to be moved straight into! Internally the well laid out accommodation extending to approximately 1000 SQFT offers an EXTENDED ENTRANCE HALLWAY with W/C, a WELL FITTED KITCHEN/DINING ROOM with INTEGRATED APPLIANCES, a comfortable sitting room with feature fireplace as well as the extended garden room to the side giving a pleasant view across the garden. On the first floor you will find THREE BEDROOMS off the landing as well as a large family bathroom with separate jacuzzi bath and shower. Externally the gardens are presented in immaculate order. The main section of garden is well laid out and offers ample space for dining and entertaining. There is further garden space to the front and a PRIVATE COURTYARD off the kitchen. In addition there is DRIVEWAY PARKING and a SINGLE GARAGE.

#### SETTING THE SCENE

The property is approached from Church Street via a

secure five bar gate onto a large shingled driveway providing plenty of parking with a single garage to the right hand side of the driveway. The garage offers an up and over door with power and light and there are attractive front gardens to the right of the garage with mature planting, trees and shrubs as well as pleasant lawns.

#### THE GRAND TOUR

Entering from the main entrance door to the front you will find a welcoming entrance hallway with built in storage cupboard and access to the ground floor WC immediately on your left. In addition, the extended entrance hallway also offers stairs to the first floor landing as well as access to the reception rooms. To the right hand side of the hallway you will find a well fitted kitchen/dining room with a range of solid oak units and solid worktops over as well as integrated oven and microwave with an electric induction hob, a single bowl ceramic sink and built in washer/dryer and fridge/freezer. There is a wide range of storage within the kitchen as well as a side door leading to the side garden. Found the other side of the hallway is the main sitting room with a feature brick built fireplace housing an inset multi-fuel burner. There is a window to the front as well as double doors leading into the extended garden room. The garden room offers another reception space with double doors onto the garden. Heading up to the first floor landing, you will find three bedrooms as well as the family bathroom. To the front there are two comfortable double bedrooms one with fitted wardrobes, whilst a further third bedroom is located



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to the side of the property which is a comfortable single room. In addition, off landing there is a family bathroom with jacuzzi bath as well as a separate walk in shower, w/c and hand wash basin.

#### THE GREAT OUTDOORS

The main section of garden be found to the front and side of the property accessed via the garden room as well as from the front driveway. This section of garden is well kept and beautifully designed and laid out with a feature pond as well as lawns and a raised decked area creating the ideal space for outside dining. There is an array of shrubs and planting as well as mature hedging and trees in addition to a further shingled area to the side of the house. Found on the other side of the property and accessed via the door in the kitchen there is a private walled courtyard style garden providing a lovely little area for outside seating which also houses a timber built summer house as well as the external oil fired boiler. This area can also be accessed directly from the front drive via a secure gate.

#### OUT & ABOUT

The popular village of Occold 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.

**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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#### FIND US

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What3Words : ///comment.essays.inflct

#### VIRTUAL TOUR

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



Approximate total area<sup>(1)</sup>  
90.02 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This Floor plan is for illustrative purposes only. Calculations are based on BCS (PAS) 30 standard.

GRAPHTE 360