



Lark Rise
Palgrave | Diss | IP22 1AL

SUNNY DETACHED HOME



Here's a spacious and detached three-bedroom family home with something of a surprise! Where you might expect a decent-sized garden, is nothing short of a small park where even the keenest gardener won't run out of space to cultivate. With nothing behind except countryside and wide Norfolk skies, you're guaranteed beautiful views, plenty of light and blissful rural tranquillity.



KEY FEATURES

- Wonderful detached three-bedroom house
- Family Bathroom plus an Ensuite
- Approximately .4 acres (stms) of beautiful gardens, Beautiful Views
- Two large reception rooms
- Walking distance to shops
- New boiler added recently
- Parking for multiple vehicles
- A five-minute drive to the train links to London
- Superfast broadband
- Room to extend subject to the usual Planning Permission
- Chain-free

A self-build project dating from 1996, the house is of sturdy and pleasing red brick construction, very much the English vernacular. A recessed front door is set centrally, and you would never guess that the window to your right was until recently the garage, now incorporated into the house in a sensible redesign offering more living space internally. There is plenty of room in front of the house for multiple vehicles – even for construction of covered parking should you want it.

Step Inside

The central hallway is surprisingly light, its dimensions enhanced by the hanging staircase, open underneath. To your left, a large reception room – well over 300 square feet – runs the depth of the house with natural light entering on three sides. A decorated wood-burning stove set slightly off-centre is vented to an external chimney stack meaning no fireplace is needed and therefore no interruption to the clean lines of the space. Glass doors lead directly to a large conservatory where chamfered corners permit views in three directions. Double glass doors in here can be opened directly to the garden, a natural and delightful progression on warm summer days. At the back of the house, the wide kitchen-diner has been laid out in a clean and minimalist fashion with the working parts restricted to one side leaving space for a dining table on the other. All appliances are integrated into cream-coloured Shaker-style units at base level only, another factor contributing to the sense of lateral space. The main event in here has to be the huge views both down the long garden and out to the garden return at the side of the house. From the kitchen, a small lobby with a side door leads to what was once the garage but which is now a unique creation – a combined utility and study. At over 16 feet long, the room fulfils both functions easily and with windows on two elevations is a great deal pleasanter than most home offices you'll see. Also downstairs is a Cloakroom.





KEY FEATURES

Upstairs

A straight run of stairs leads to the first floor where are three evenly sized bedrooms, all with a good amount of built-in closet space. Two bathrooms – one an ensuite shower room, the other a large family bathroom with over-bath shower – serve these rooms. An airing cupboard on the landing and a smaller cupboard in the ensuite bathroom provide handy linen storage.

Outside

Some time ago, a consortium of adjacent homes sensibly purchased a large piece of land from the farmer behind and made for themselves far larger than average gardens. And what a good move that was! There's room here for your heart's desire from formal borders to ponds, patios, and potagers, not to mention a detached garden room, should you need one. It is currently laid mainly to lawn (a ride-on mower will come with the property) – ideal for young people who like a kick-about – with a terrace wrapping around the side and rear of the house. The current owner has planted beech and hornbeam hedges all round as well as a small birch grove underplanted with spring bulbs and a number of other specimen trees. There are also several raised beds. The sheer size of the plot ensures sunshine somewhere at any time of the day whether that's for morning coffee at the back of the house, or an evening glass of wine further down the garden. If you wanted to increase the footprint of the house as neighbouring properties have done, it would be relatively straightforward to do so subject to the usual Planning Permissions.





























INFORMATION



On The Doorstep

Palgrave is an attractive village with a primary school, a green, an active community centre with clubs and events such as monthly film nights, and a playing field. Situated in pretty countryside between the rivers Waveney and Dove, Palgrave has the distinct advantage of being just moments from Diss with its boutique shops, supermarkets, the Corn Hall arts centre and the mainline station. On foot, Diss can be reached along a footpath across the fields in about ten minutes.

How Far Is It To

From Diss, trains run regularly on the London to Norwich mainline and reach London Liverpool Street in as little as an hour and a half. In the other direction, you can be in Norwich in 20 minutes. The arterial A140 runs nearby getting you to either Norwich or Ipswich in about 40 minutes. Heading west on the A143 will bring you to Bury St Edmund's in just over three quarters of an hour.

Directions: From Diss head south towards Palgrave up Denmark Hill. At the cross roads turn right and the property is up ahead on your right.

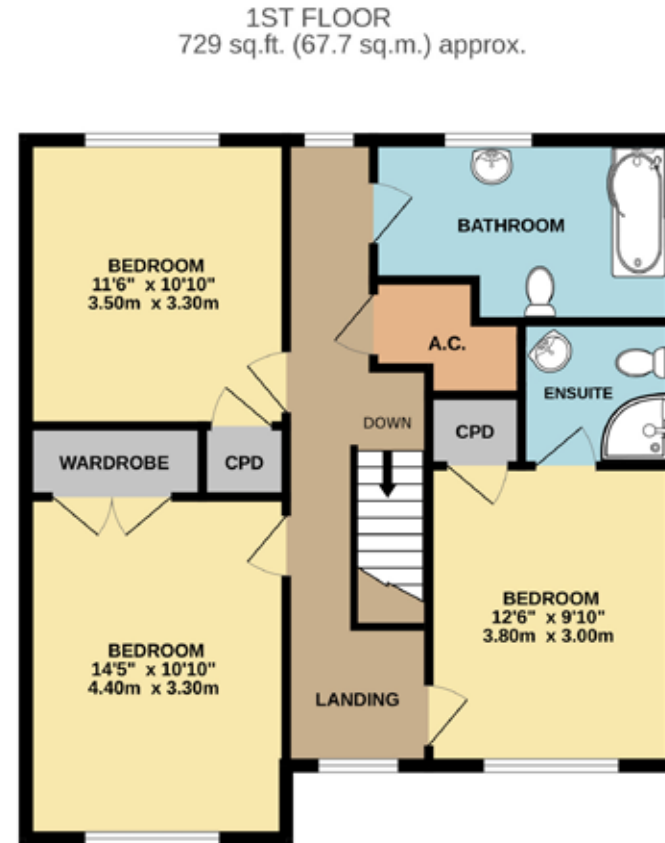
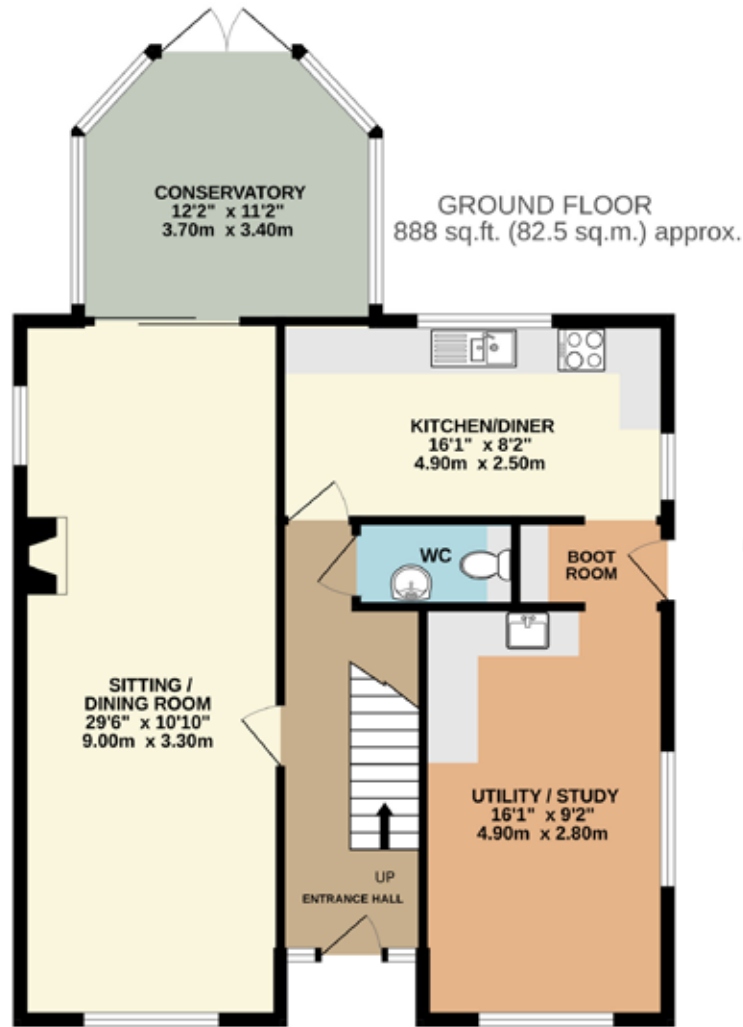
From the A143 heading east signposted Great Yarmouth and passing through the village of Wortham take the second left turning signposted Palgrave - this takes you into Lion Road, the property will be found several houses along on the left.

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [///plotter.hiding.tailed](http://plotter.hiding.tailed)

Services, District Council and Tenure

Mains Electricity, Water, Drainage & Gas. Gas Central Heating.
Broadband Available – Superfast Broadband recently installed, please check www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk - to check
Mid Suffolk District Council - Tax Band E
Tenure: Freehold



TOTAL FLOOR AREA : 1616 sq.ft. (150.2 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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