



Development of 21 properties Lion Road Palgrave Suffolk

IP22 IAL



Superb development of 21 new houses.

Mix of 2, 3 and 4 bedroom houses.

Edge of village location.

Location

This development is on the very edge of the village which lies on the borders of Suffolk with Norfolk and has for many years been considered a 'hot spot' for housing. The village is centred around its green and duck pond and has a well regarded junior school and fine church at its centre. For wider amenities the thriving market town of Diss is less than a mile away and has a good range of local and national shops, various supermarkets, sporting facilities for all ages and abilities including rugby, tennis, cricket, squash, football and bowls clubs, modern health centre, and for the commuter, there is a mainline rail station on the Norwich to London Liverpool Street line with a journey time to London of around 90 minutes.

The Property

Danny Ward has been building houses in Norfolk and Suffolk for many years and has an excellent reputation for quality and after care. His style of house complements the traditional architecture of the region and they are designed with the family in mind. The layout of each property has a good 'flow' and the concept of fewer but larger rooms is prevalent throughout following the preferences of modern buyers and family living. The quality of fittings is to a high standard, most notably in the kitchens and bathrooms which are a blend of traditional and modern.

Affordable Housing

Five of the properties including the bungalow are available on a discounted market value basis (75% of Market Value) subject to meeting certain criteria. The remaining 25% will be with Saffron Housing and no rent is paid. Purchasers will be able to acquire the remaining 25% or part thereof after 5 years. Please speak to the agents for further details.

Services

Mains water, electricity, gas and drainage are connected to the property. Gas fired boiler providing heating to radiators and domestic hot water.

Directions

Entering Diss from the west along the A1066, turn right just after the Police House and head across Fair Green into Palgrave. At the T-junction just after the school turn right and head out of the village towards Wortham. The houses will be seen just a short distance on the left.

Viewing

Strictly by appointment with TW Gaze.

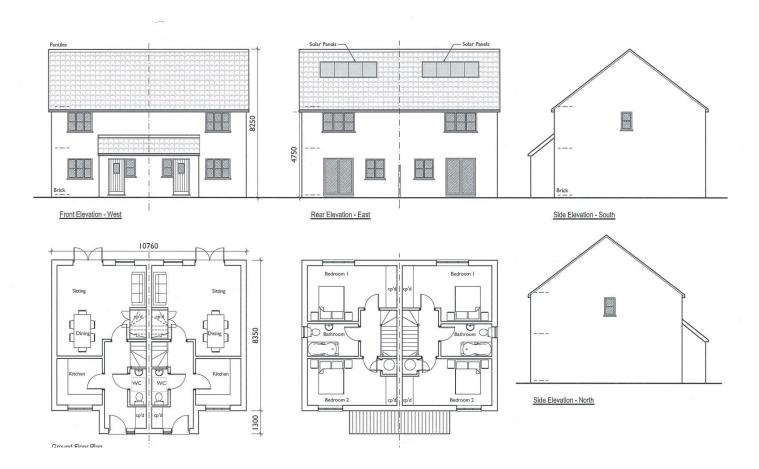
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| Plot | Туре | Bedrooms | Parking | Size ft ² | m² | Price £ |
|------|----------------------|----------|---------|----------------------|-----|---------|
| - 1 | House, Semi-detached | 3 | space | 1000 | 93 | - |
| 2 | House, Semi-detached | 3 | space | 979 | 91 | - |
| 3 | House, Semi-detached | 3 | single | 1033 | 96 | - |
| 4 | House, Semi-detached | 3 | single | 1033 | 96 | - |
| 5 | House, Detached | 4 | double | 1592 | 148 | - |
| 6 | House, Detached | 4 | double | 1711 | 159 | 485,000 |
| *7 | House, Semi-detached | 2 | space | 850 | 79 | 170,000 |
| *8 | House, Semi-detached | 2 | space | 850 | 79 | 170,000 |
| 9 | House, Detached | 3 | single | 1334 | 124 | 370,000 |
| 10 | House, Detached | 3 | single | 1334 | 124 | 355,000 |
| -11 | House, Detached | 3 | single | 1033 | 96 | 300,000 |
| 12 | House, Semi-detached | 2 | space | 850 | 79 | 235,000 |
| *13 | House, Semi-detached | 2 | space | 850 | 79 | 176,000 |
| *15 | House, Semi-detached | 2 | space | 850 | 79 | 176,250 |
| 16 | House, Detached | 4 | double | 1883 | 175 | 485,000 |
| 17 | House, Detached | 4 | double | 1711 | 159 | 465,000 |
| 18 | House, Detached | 4 | double | 1711 | 159 | 475,000 |
| *20 | House, Semi-detached | 2 | space | 850 | 79 | 170,000 |
| 21 | House, Detached | 4 | double | 1592 | 148 | 430,000 |
| | | | | | | |

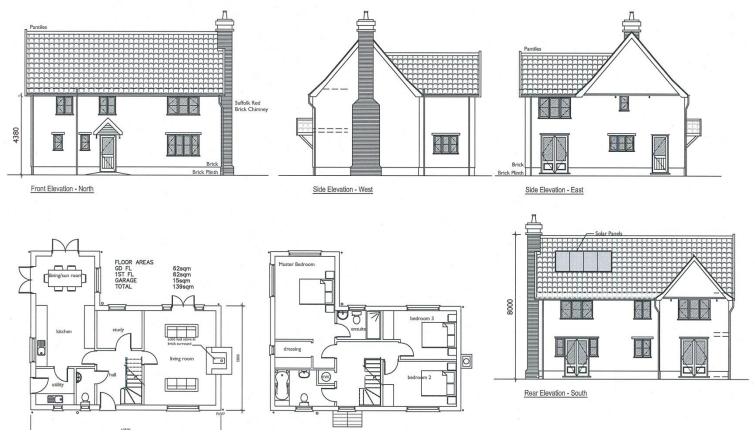
^{*} Affordable homes available



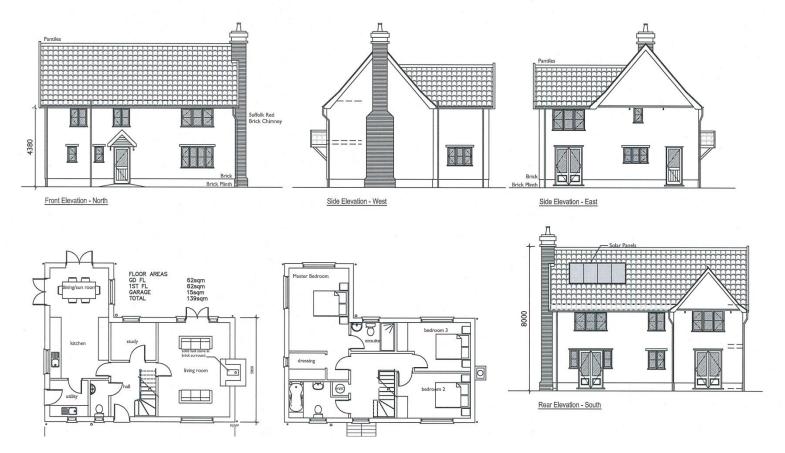
PLOT 6



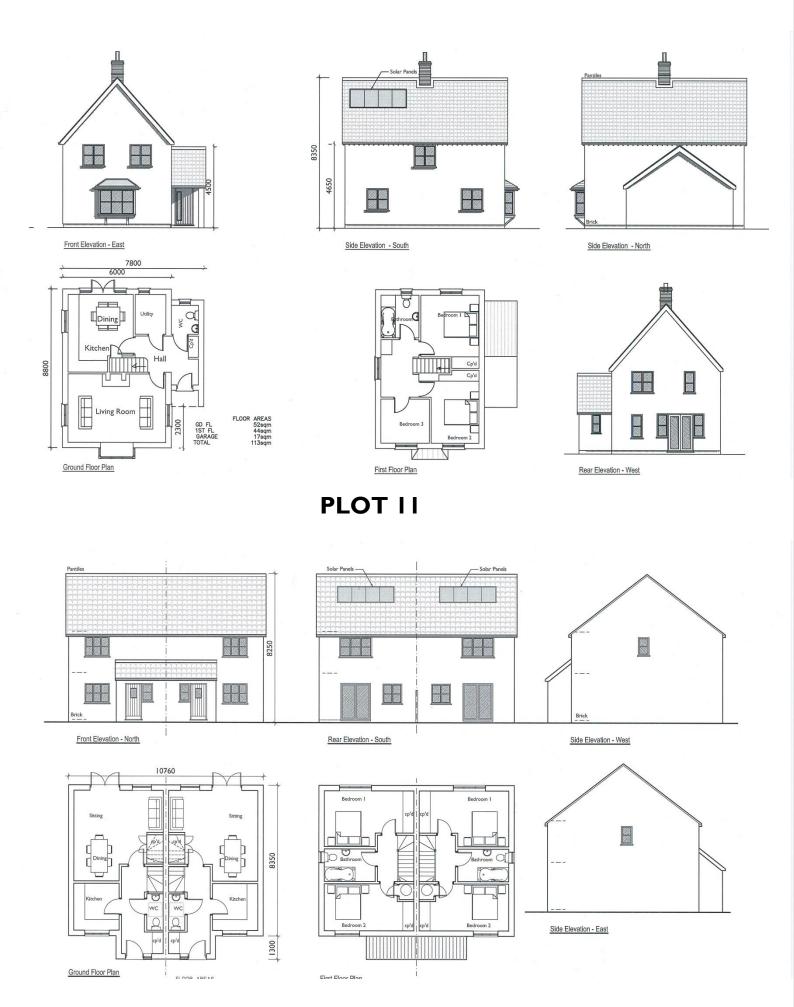
PLOTS 7 & 8



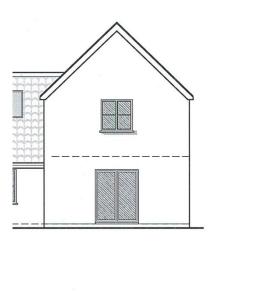
PLOT 9

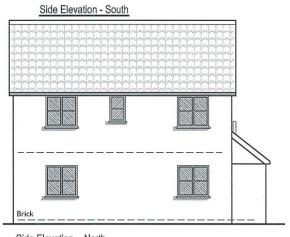


PLOT 10



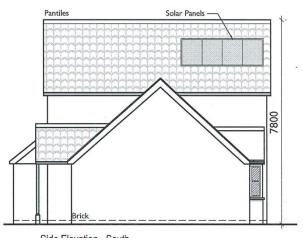
PLOTS 12 & 13

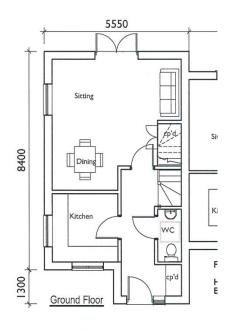


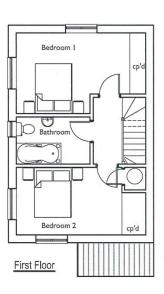


Side Elevation - North

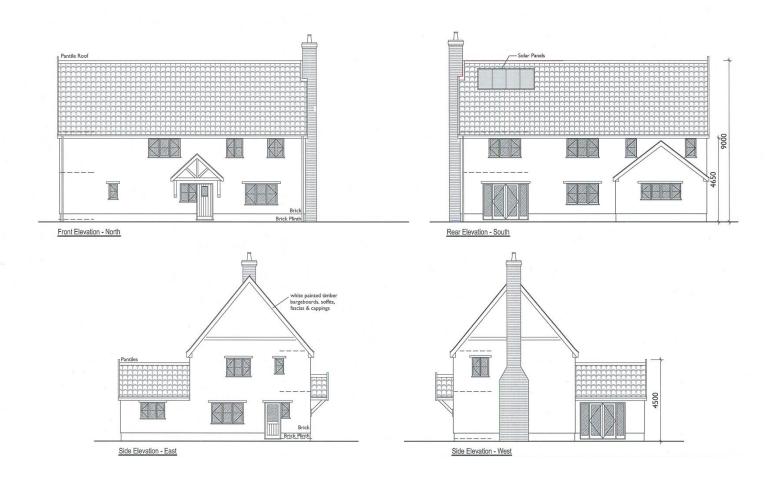


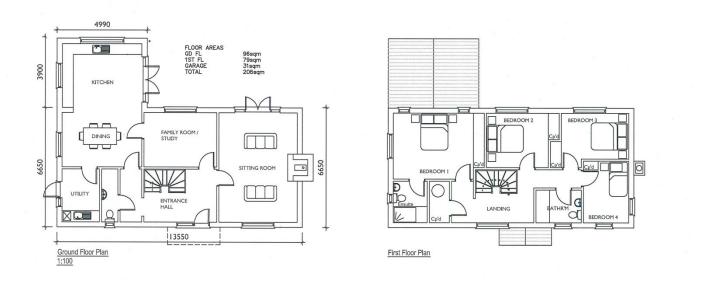






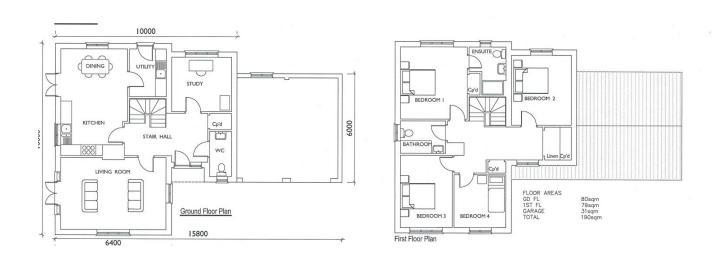
PLOT15



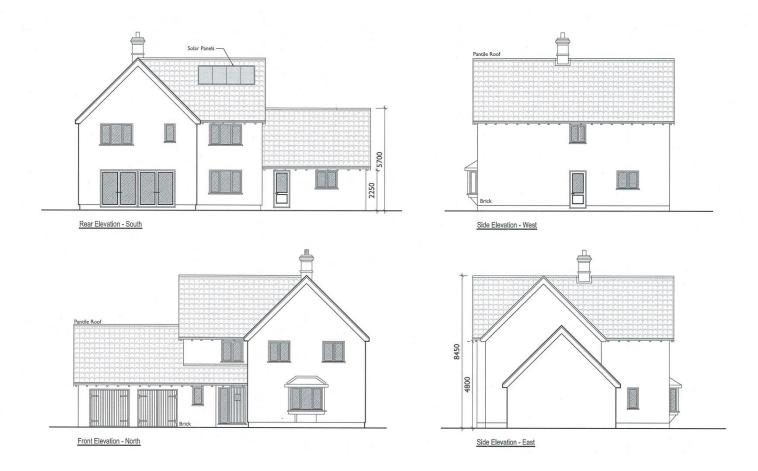


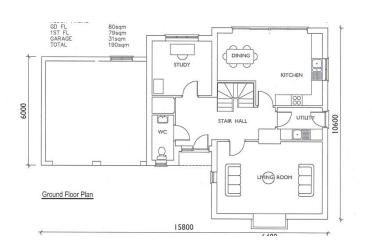
PLOT16

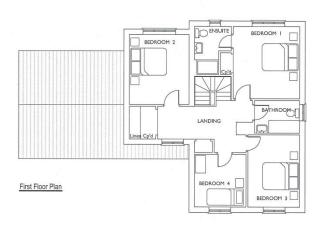




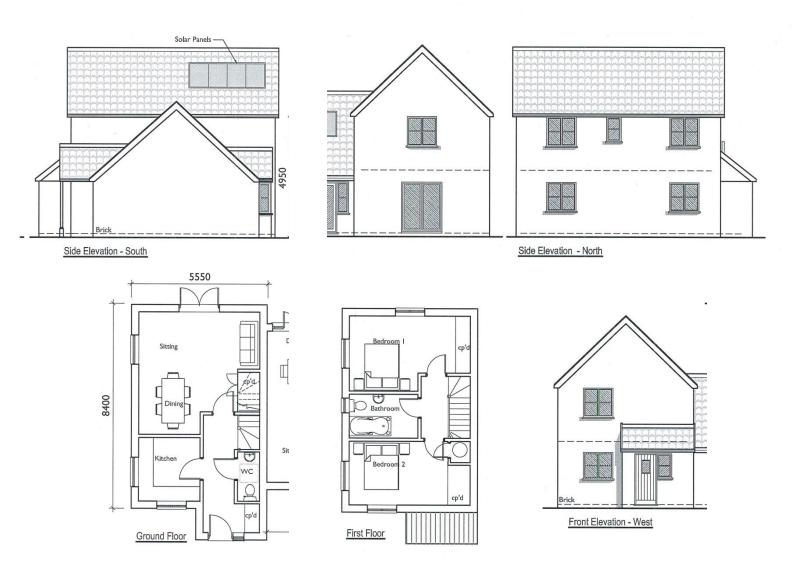
PLOT 17







PLOT18



PLOT 20



PLOT 21

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