



Development of 21 properties  
Lion Road  
Palgrave  
Suffolk  
IP22 1AL



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.

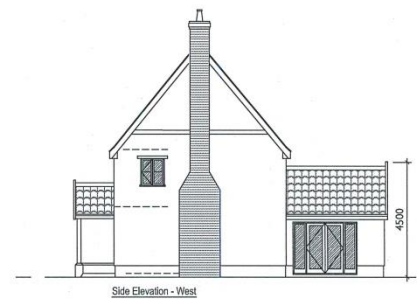
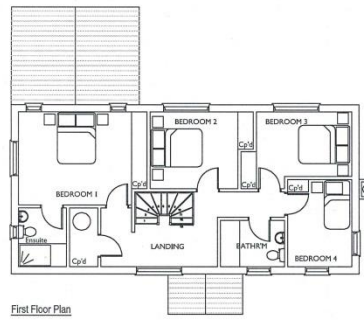
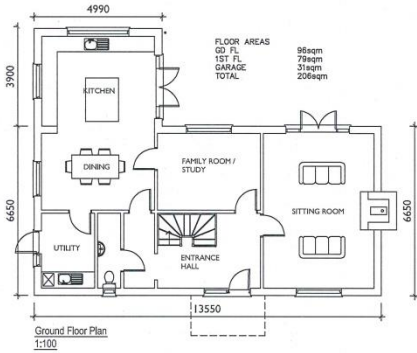
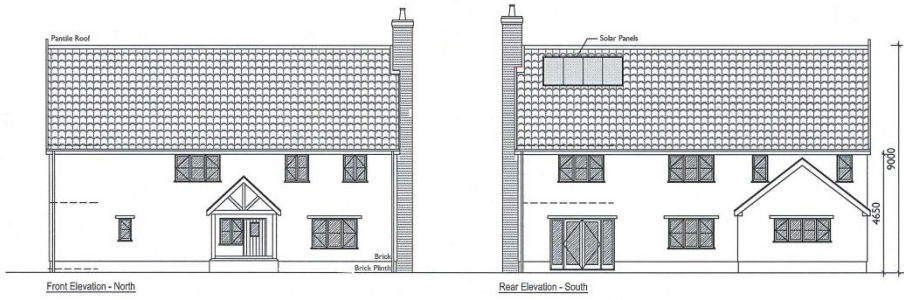
#### Viewing

Strictly by appointment with TW Gaze.

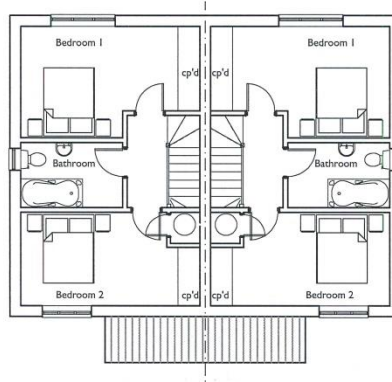
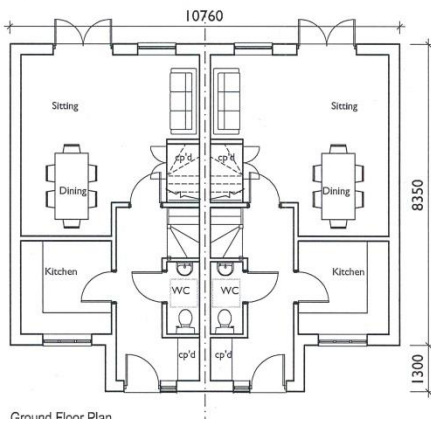
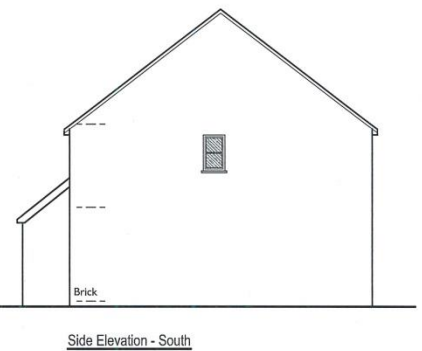
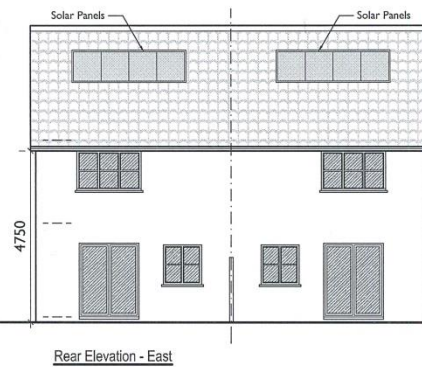
**Ref: I7327/MS**

Plot	Type	Bedrooms	Parking	Size ft <sup>2</sup>	m <sup>2</sup>	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

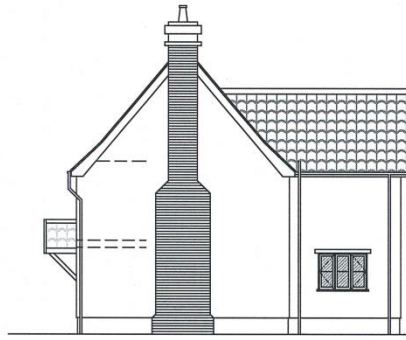


## PLOTS 7 & 8





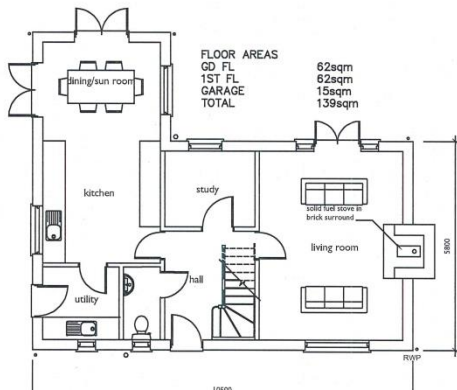
Front Elevation - North



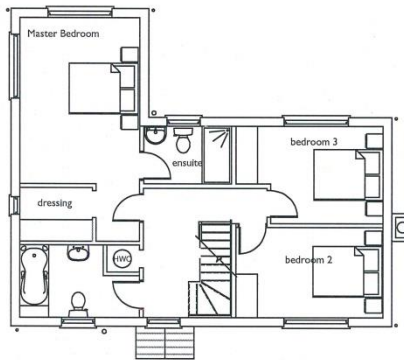
Side Elevation - West



Side Elevation - East



FLOOR AREAS  
GD FL 62sqm  
1ST FL 62sqm  
GARAGE 15sqm  
TOTAL 139sqm

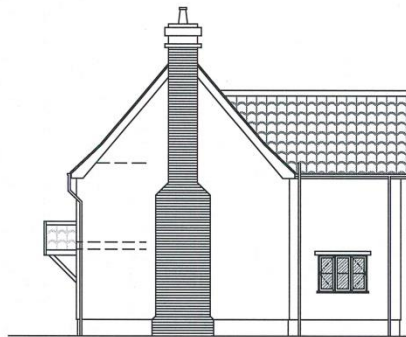


Rear Elevation - South

## PLOT 9



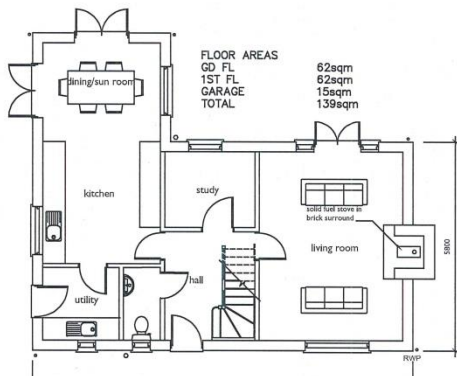
Front Elevation - North



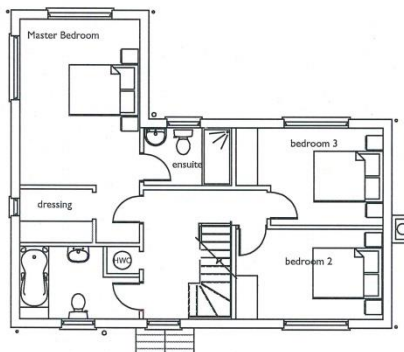
Side Elevation - West



Side Elevation - East

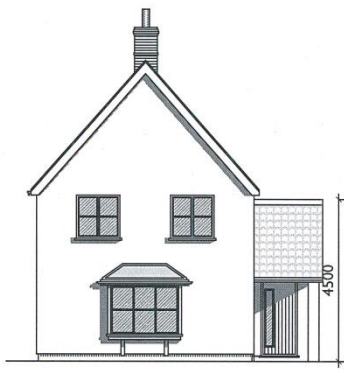


FLOOR AREAS  
GD FL 62sqm  
1ST FL 62sqm  
GARAGE 15sqm  
TOTAL 139sqm



Rear Elevation - South

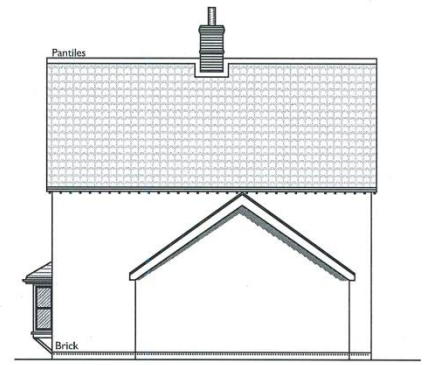
## PLOT 10



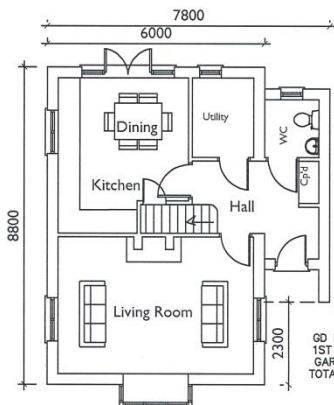
Front Elevation - East



Side Elevation - South

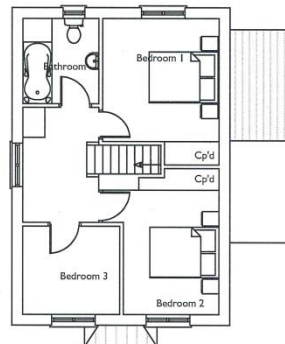


Side Elevation - North



Ground Floor Plan

FLOOR AREAS  
GD FL 52sqm  
1ST FL 44sqm  
GARAGE 17sqm  
TOTAL 113sqm



First Floor Plan



Rear Elevation - West

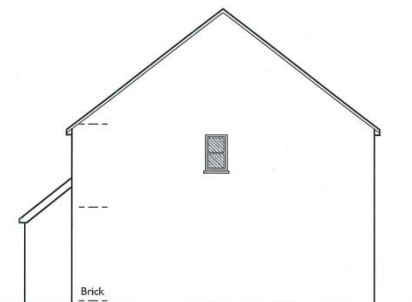
## PLOT II



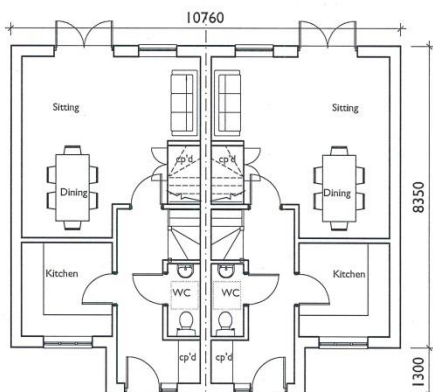
Front Elevation - North



Rear Elevation - South

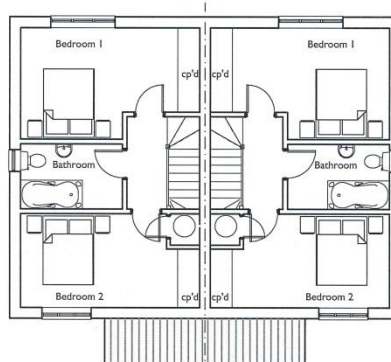


Side Elevation - West

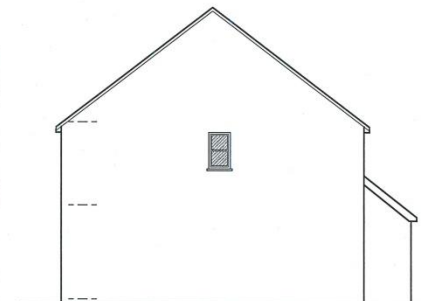


Ground Floor Plan

FLOOR AREAS



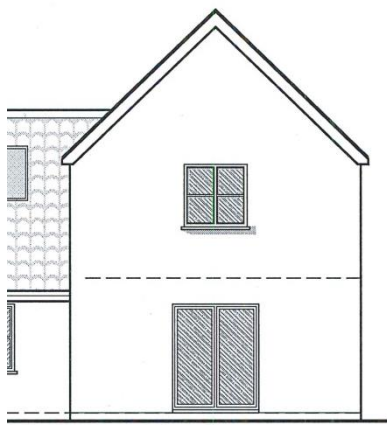
First Floor Plan



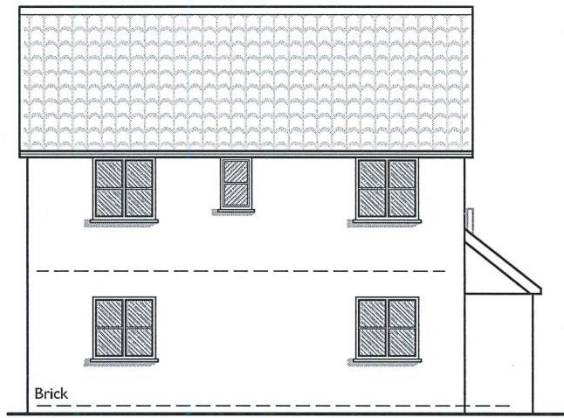
Side Elevation - East

## PLOTS 12 & 13

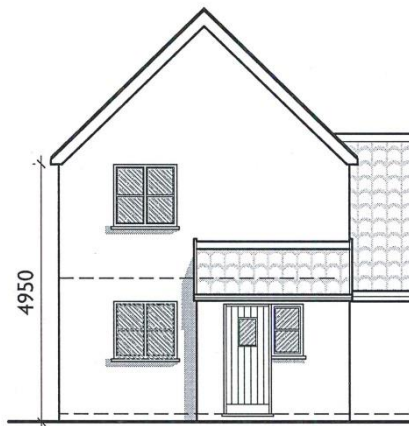




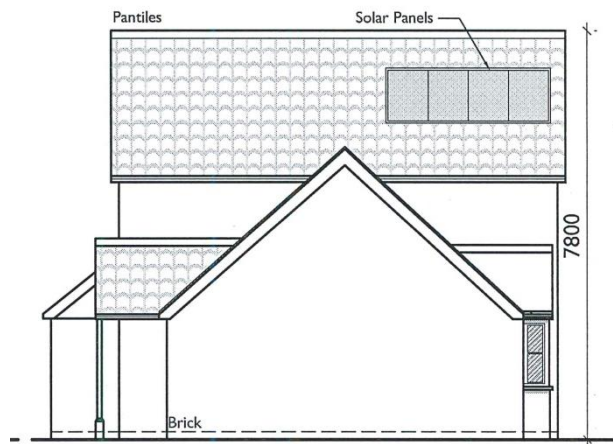
Side Elevation - South



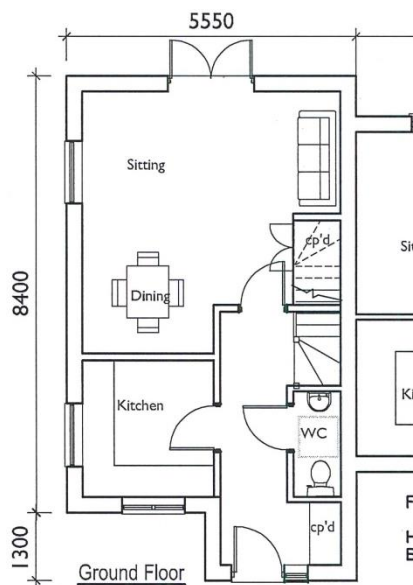
Side Elevation - North



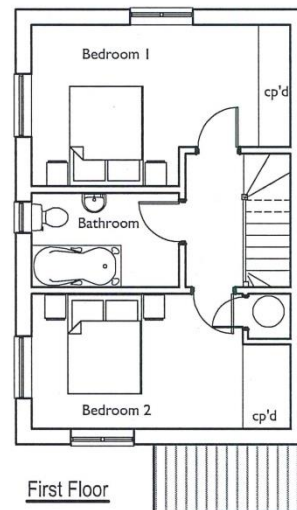
East Elevation - West



Side Elevation - South

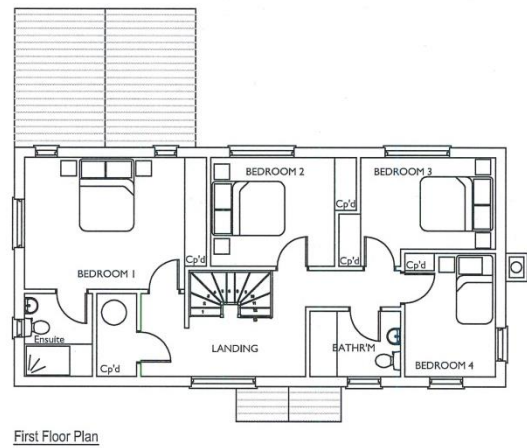
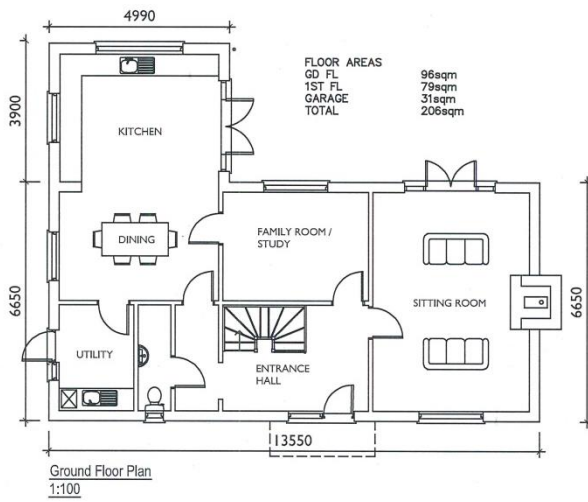
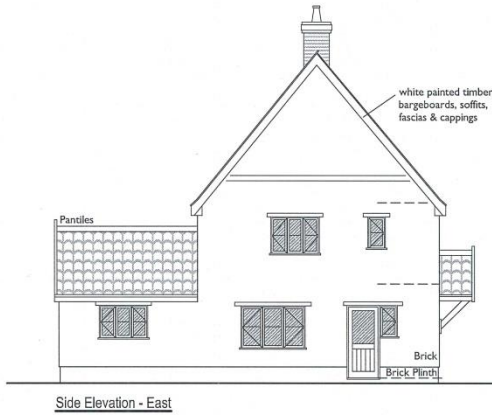
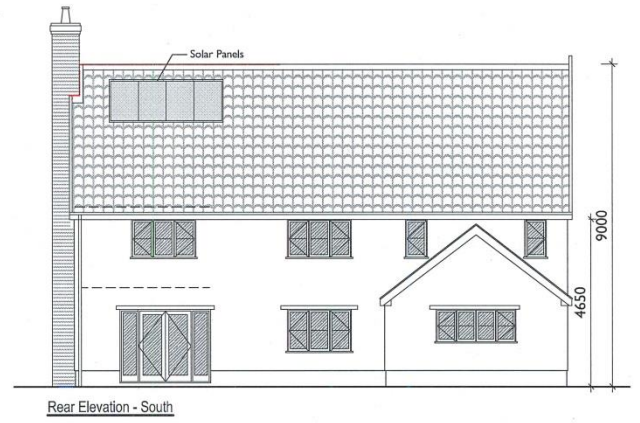
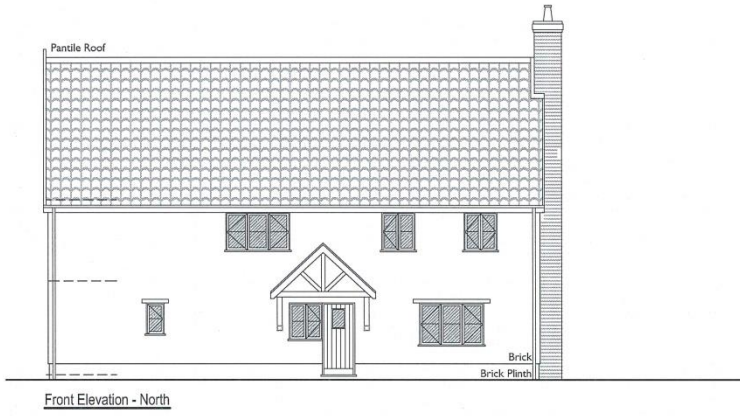


Ground Floor

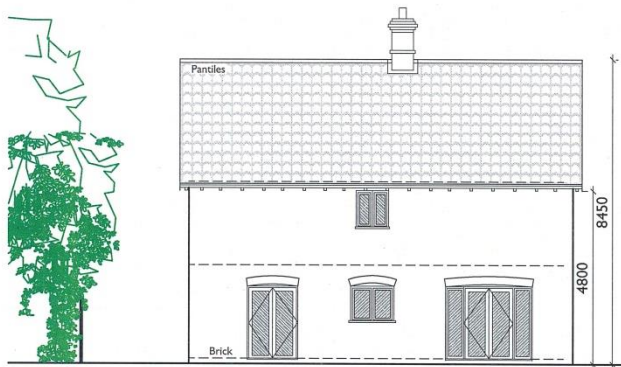


First Floor

**PLOT15**



**PLOT16**



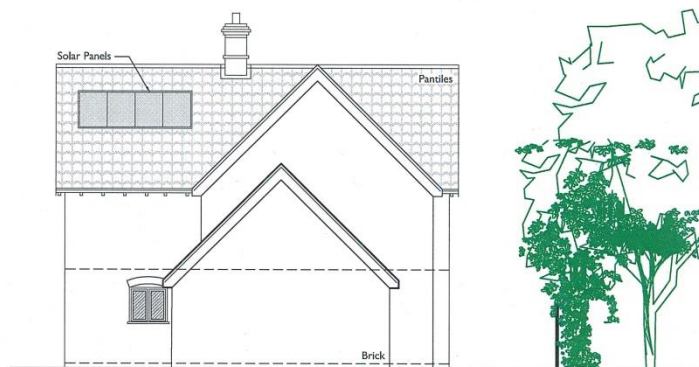
Side Elevation - North



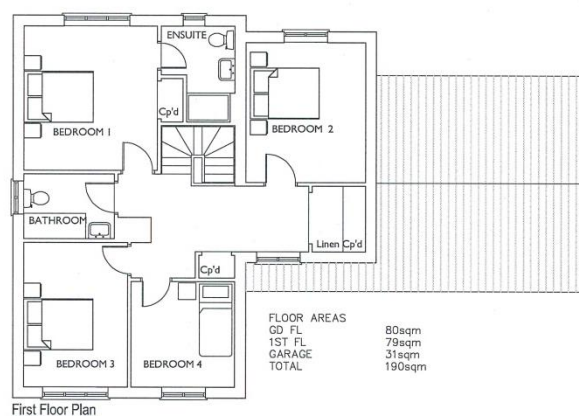
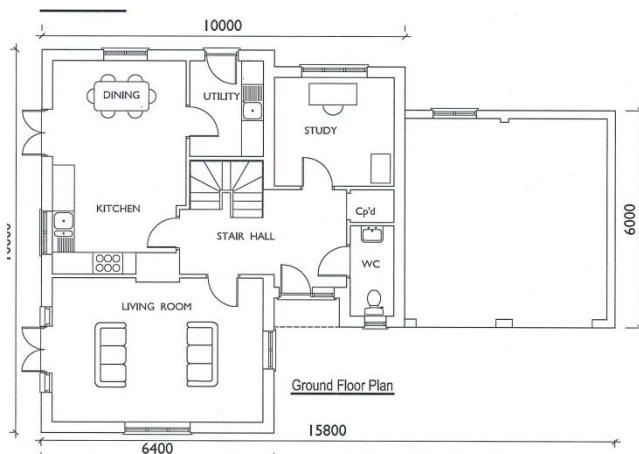
Rear Elevation - East



Front Elevation - West



Side Elevation - South

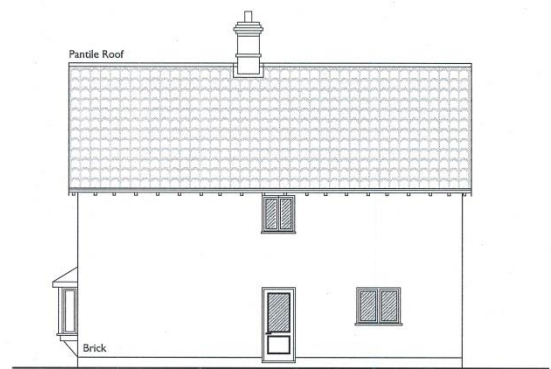


## PLOT 17





Rear Elevation - South



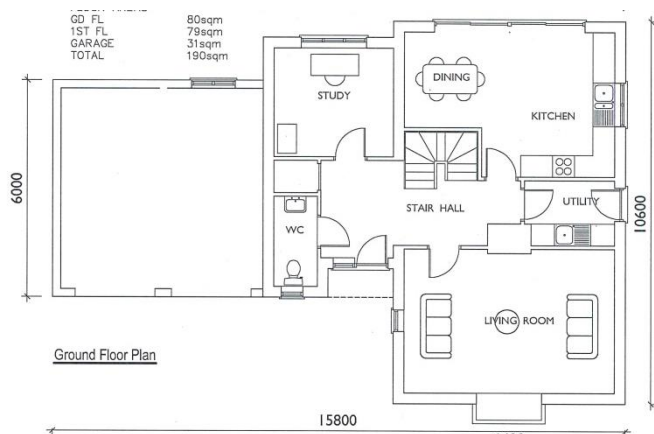
Side Elevation - West



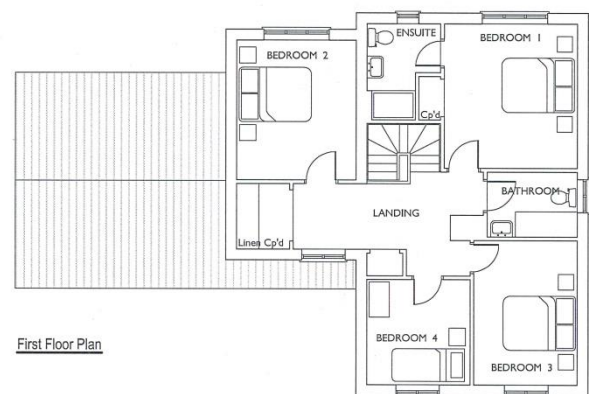
Front Elevation - North



Side Elevation - East

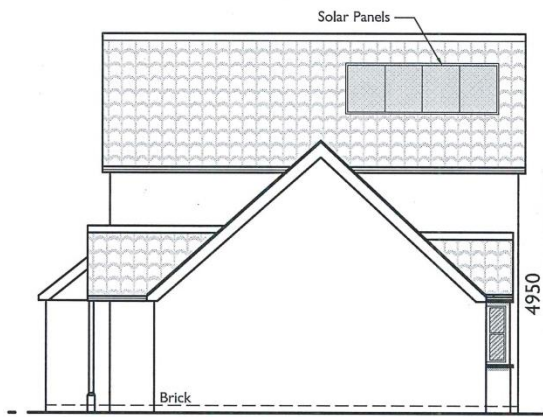


Ground Floor Plan

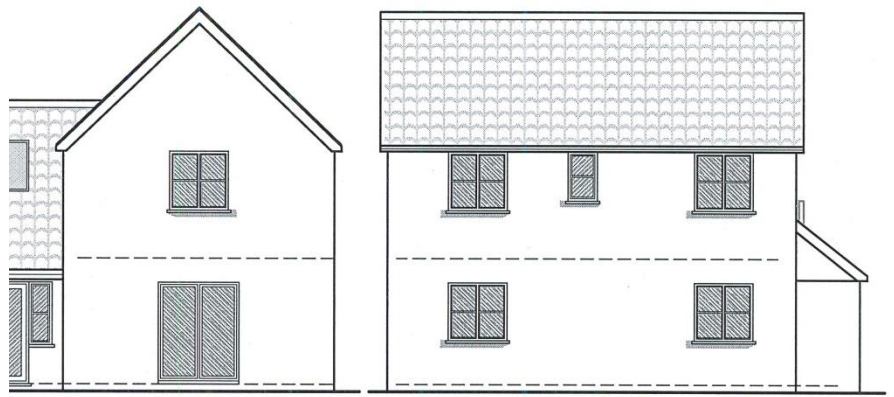


First Floor Plan

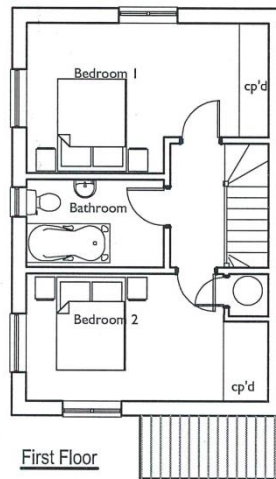
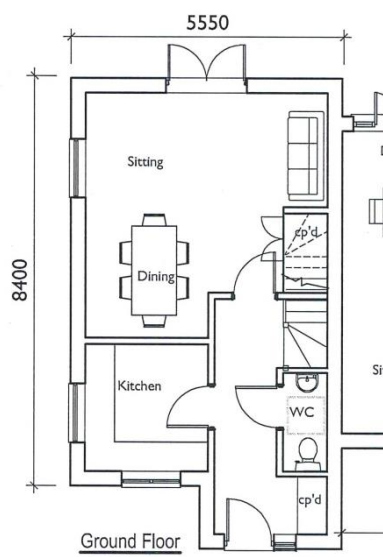
**PLOT18**



Side Elevation - South

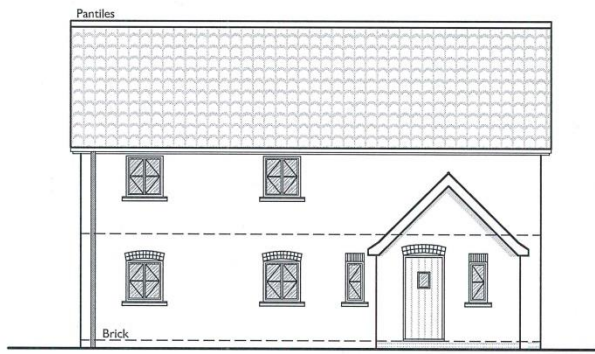


Side Elevation - North



Front Elevation - West

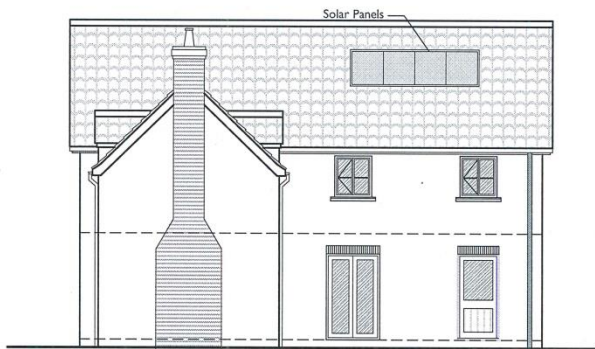
## PLOT 20



Front Elevation - East



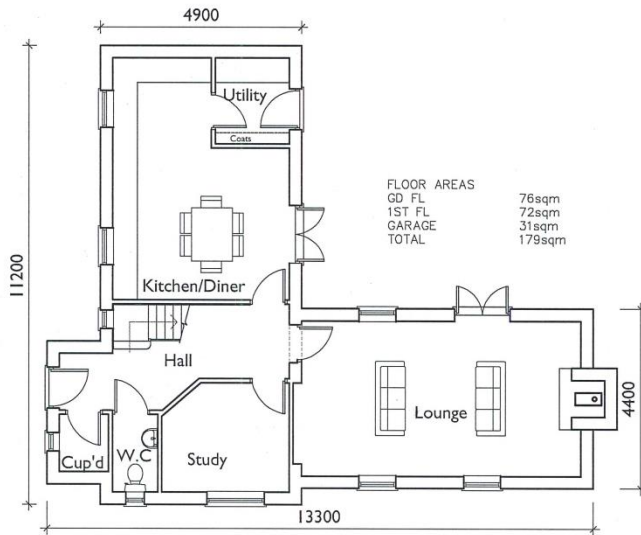
Side Elevation - North



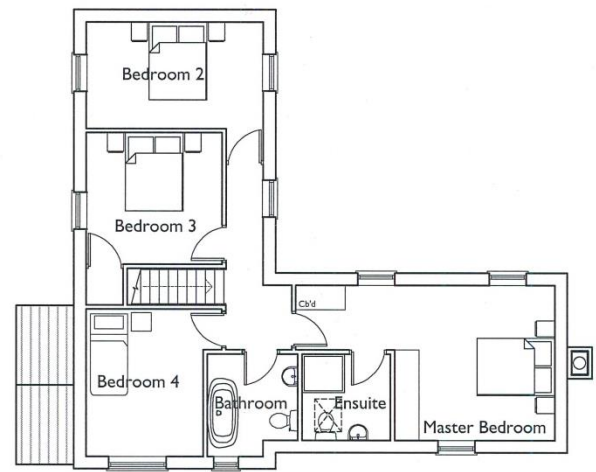
Rear Elevation - West



Side Elevation - South



Ground Floor Plan



First Floor Plan

## PLOT 21



While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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