



The Green | Palgrave | IP22 1AG  
Asking Price £260,000

twgaze



# The Green | Palgrave | IP22 1AG Asking Price £260,000

A well presented and neutrally decorated cottage offering bright rooms throughout. 3 bedrooms. Ground floor shower room with bathroom on first floor. Great position overlooking the leafy village green. Courtyard garden. Just a mile from Diss. No chain.

- Well presented cottage situated on The Green
- Bright rooms
- Stylish first floor bathroom
- Just a mile from Diss
- 3 bedrooms
- Ground floor shower room
- Courtyard garden
- No onward chain

## Location

The cottage is located in a quiet spot, set back on The Green in Palgrave. The village has a Primary School and church situated close to The Green, which combined with the pond, creates a pretty focal point in Palgrave.

Just a mile away is the South Norfolk market town of Diss on the Norfolk/Suffolk border, with a surprising number of independent specialist shops and businesses providing a wide variety of goods and services, including three national brand supermarkets. The town has well regarded schools, good sporting and leisure facilities and a wide range of social activities. Diss rail station lies on the Norwich to London Liverpool Street mainline, a journey to London scheduled to take around 90 minutes. The regional, cultural and business centre of Norwich lies approximately 25 miles to the north.







## The Property

Light and calming are words which well describe the feel of this cottage. The property has a welcoming entrance hallway with doors leading to the sitting room, a kitchen with dining space, and a useful ground floor shower room.

There are three first floor bedrooms; a generous double bedroom to the front with views across The Green and access to the impressive 'Jack and Jill' bathroom, which has crisp spot lights, a bath and separate shower cubicle; bedroom two, a single bedroom, also has a door through to the bathroom, whilst the third bedroom has been used as a study/office.

## Outside

There is a side gate and path leading to the low maintenance courtyard garden. A glazed door from the kitchen into the courtyard makes it an ideal place for outside dining during the warmer months.

## Services

Mains water, drainage & electricity are connected. LPG central heating system.

## How to get there:

What3Words: ///fiery.middle.tummy

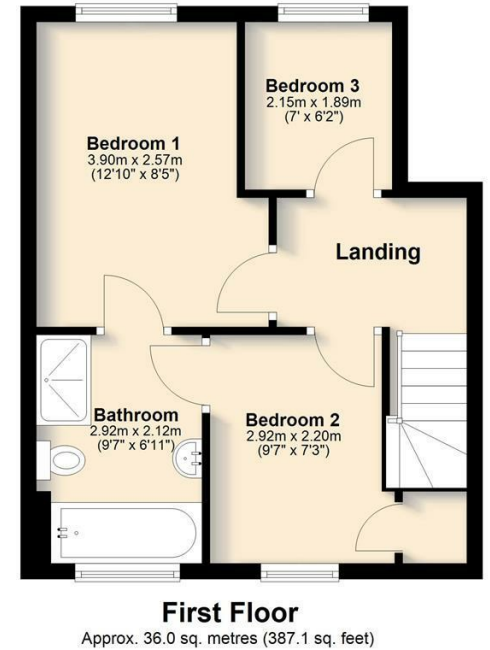
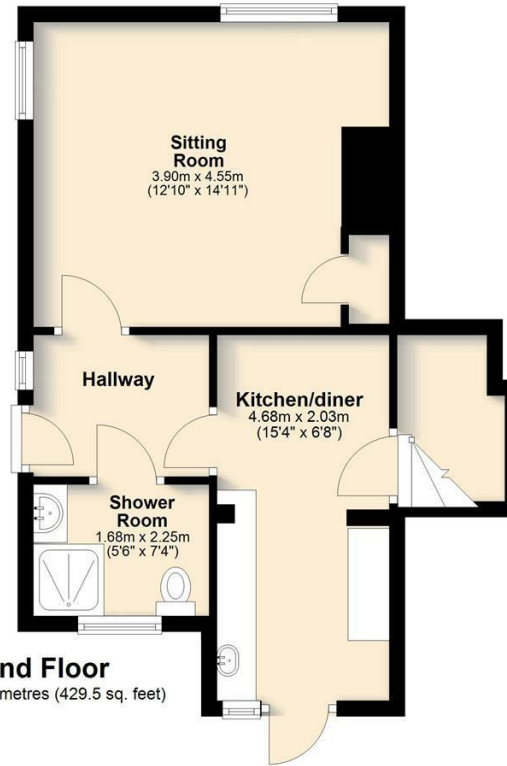
## Viewing

By appointment with TW Gaze

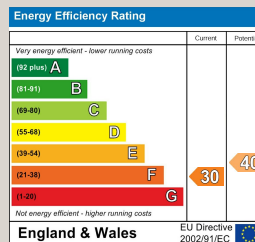
## Freehold

## Council Tax: B

## Ref: 2/1997



Total area: approx. 75.9 sq. metres (816.6 sq. feet)



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