



Smallworth Common | Diss | IP22 2QW

Asking Price £375,000

twgaze

Smallworth Common | Diss | IP22 2QW Asking Price £375,000

A charming and well-presented character cottage offering flexible accommodation arranged over two floors. The property enjoys a spacious kitchen/breakfast room, a cosy sitting room with an impressive exposed brick fireplace and wood burning stove, and a versatile ground floor reception room which could serve as a third bedroom or study. Upstairs are two comfortable bedrooms and a generous landing which could accommodate a home office area. Externally the property benefits from a large front garden with ample off road parking, a single garage, useful outbuildings and an attractive rear garden with patio and lawned areas, ideal for outdoor dining and relaxation.

- Character cottage with exposed beams and period features
- Spacious kitchen/breakfast room with dual aspect windows
- Generous front garden with off road parking for multiple vehicles
- Peaceful countryside location
- Two first floor bedrooms
- Single garage, outbuilding and wood store
- Versatile reception room/bedroom three on the ground floor

Location

Smallworth Common is a pretty area which sees very little disturbance. It is adjacent to the larger village of Garboldisham which has an active community supporting the village shop, a popular junior school, village hall and fine church. Smallworth Common is very well placed for access to wider facilities with the bustling market town of Diss just 8 miles to the east from where there is a mainline rail station to London Liverpool Street in 90 minutes, Bury St Edmunds is around 14 miles away and Thetford 10 miles with its links onto the A11 which is now fully dualled making a swift route to Newmarket, Cambridge and the A14 corridor. The surrounding Norfolk countryside provides many interesting country walks and Knettishall Heath is just few miles away where three long distance walks all meet including the Peddars Way.

Property

The property is entered via a wooden front door into a welcoming entrance hall with a front aspect window and a side door. From here a door leads through to the principal living space. The lounge is a characterful room with a front aspect window





and an attractive exposed brick fireplace forming a central feature, housing a wood burning stove with a wooden mantle and tiled hearth. The room also benefits from exposed beams, wall mounted lighting, two radiators, a television point and carpeted flooring. An inner hall provides access to the main ground floor accommodation and includes a useful built-in storage cupboard, radiator and wall lighting. A glazed door from the hall opens directly onto the rear garden. From here there are doors leading to the bathroom, kitchen/breakfast room and an additional reception room which could also serve as a third bedroom. Stairs rise from the hall to the first floor.

The reception room/bedroom three enjoy a rear aspect window and provides a versatile space suitable for use as a bedroom, study or additional sitting room. The bathroom is fitted with a panelled bath with mixer taps and shower attachment with a glazed bi-fold screen, wash hand basin and WC, complemented by fully tiled walls, a radiator and a rear aspect window. The kitchen/breakfast room is a spacious dual aspect room fitted with a range of wall and base units with wooden work surfaces and a ceramic sink with drainer and tiled splash-backs. There is space for a full height fridge/freezer, dishwasher and a Range style cooker with extractor above. The kitchen area benefits from pamment flooring, while the breakfast area features engineered oak flooring, a front aspect window, television point, wall mounted lighting, exposed beams and an attractive stained glass window. On the first floor, the landing benefits from a front aspect window, exposed beams, radiator and a large storage cupboard. The space is generous enough to accommodate a home office area if required. Bedroom one is a well-proportioned dual aspect room with built-in wardrobe, radiator, television point, wall lighting and carpeted flooring. Bedroom two enjoys a side aspect window and includes a radiator, wall mounted lighting and carpet.

Outside

To the front of the property there is a generous lawned garden with access to the rear garden and a single garage, together with off road parking for several vehicles. The rear garden is arranged over different levels with paved steps leading up to a circular patio area, ideal for outdoor dining and entertaining. Beyond this is a circular lawn bordered by mature planting. The garden also provides access to the single garage, a useful outbuilding and a wood store. The outbuilding is divided into two sections. One area is used as a gardening shed, while the front section is currently arranged as a utility area with power, light, stainless steel sink and drainer, and plumbing for a washing machine and tumble dryer. The single garage benefits from an up and over door, side access door, rear window, power and light.

Services; Mains Electricity and Mains Water are connected. Septic Tank Drainage. Oil Fired Central Heating

Council Tax Band: D

Viewing: Strictly by appointment with TW Gaze.

Tenure: Freehold

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017. In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

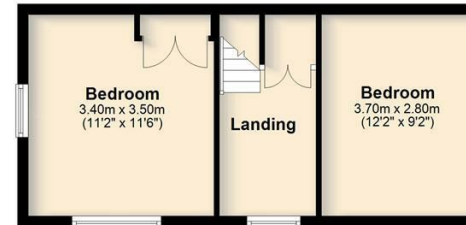
Ref: 2/2002/KH



Ground Floor
Approx. 96.6 sq. metres (1039.3 sq. feet)



First Floor
Approx. 28.5 sq. metres (306.6 sq. feet)



Total area: approx. 125.0 sq. metres (1345.9 sq. feet)

10 Market Hill
Diss
Norfolk
IP22 4WJ
01379 641341
prop@twgaze.co.uk