



4a Denmark Court  
Palgrave, Diss  
IP22 1BF

Guide Price £495,000





- Detached Spacious Home
- 4 Bedrooms
- Set in a small development of just 10 properties
- Rural outlook to the rear

#### Location

Palgrave benefits from a good community feel, with its church, village school and Green with duck pond. There is a pleasant footpath from the centre of the village which takes you to Diss by foot in around 15 minutes. For the commuter it is very well placed as there is a mainline rail station on the Norwich to London Liverpool Street line in Diss, and this bustling market town provides an excellent range of sporting, social and shopping facilities. The village has a very well regarded primary school which has been rated as good with outstanding aspects by Ofsted. Secondary schooling for the area is in the smaller town of Eye just 5 miles away. For those who enjoy the coast, the famous areas of Southwold and Aldeburgh are within 50 minutes by car, or the North Norfolk coast is a little over the hour. This is a location which provides the tranquil village life with excellent access to Suffolk and Norfolk and the delights they have to offer such as the pretty market down of Bury st Edmunds and the cathedral city of Norwich.





### Property

Built in 2009 in a small development of just 10 houses, this property is tucked away in the corner with peaceful views over the meadow, currently with sheep grazing. The property is a generously sized 4 bedroom house, with a fully fitted kitchen which is inclusive of all white goods and large enough for a kitchen table and with double doors leading out to the patio area and garden. A utility room is off the kitchen, also with access to the garden, and houses plumbing for a washing machine and the mains gas boiler. A pretty pergola covered patio is accessed via double doors from the sitting room which also benefits from a flame effect gas fire for cosy evenings in. The formal dining room and study, either of which could facilitate the provision of a downstairs 5th bedroom adjacent to the wet room. Upstairs are 4 double bedrooms with ensuite to the master and the family bathroom with separate bath and shower cubicle.

### Outside

The house is accessed via a shingle drive with a detached garage to the front. To the rear there is a generous garden with a patio and an attractive pergola adorned with climbing plants. There is pedestrian access via a side gate.

### Services

Mains water, gas and electricity is connected, private drainage to a shared treatment plant. Maintenance of this and the roadway onto the development is via a management company and currently a charge of £430 per year is paid by each property.

### Directions:

**What3words//young.nudge.cupboards**

### Viewing

Strictly by appointment by TW Gaze

**Freehold.**

**Council Tax Band: F**

**Ref 2/19365**

### Important Notice

TW Gaze for themselves and for their Client give notice that:-

1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. TW Gaze have not tested any service, equipment or facilities.

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.



**For illustrative purposes only. NOT TO SCALE.**  
This plan is the copyright of TW Gaze and may not be altered, photographed, copied or reproduced without written consent.