



The Croft
Harleston Road
Rushall
IP21 4RT

Offers Over £325,000





- Semi-detached cottage
- Two bedrooms
- Updated to a high standard
- Inglenook fireplace with wood burner
- Ample driveway
- Upstairs bathroom with shower
- Kitchen/diner
- Generous sized established garden with sandstone patio
- Oil fired central heating

Location

Rushall is a small hamlet in approximately 6 miles north of Diss. The village supports a village pub which offers food and accommodation and a vehicle repair shop. The property is equidistant to the village of Dickleburgh which offers a well-stocked village shop and post office, primary school, pub and village hall. The historic market town of Harleston is just a few miles away too and offers national supermarkets, individual shops banks and café's.





Property

The Croft is a pretty Victorian cottage sitting back from the road. It has been updated to a high standard whilst retaining the character of the property. The living room features an impressive inglenook fireplace fitted with a modern wood burner and ledge and brace doors and beams feature throughout the property, creating a warm, comfortable and stylish home. Good ceiling heights have been maintained throughout.

Outside

Ample shingled driveway allows parking for several vehicles to the front. There is a large, established garden with sandstone patio area to the rear of the cottage. A side door from the utility room and double doors from the kitchen open out onto the garden.

Services

Mains water and electricity are connected to the property. Private drainage to a treatment plant. Heating is provided by an oil-fired boiler.

Directions

What3words glance.alcove.jumpy

Viewing

Strictly by appointment with TW Gaze

Freehold.

Council Tax Band: B

Ref: 2/19416

Agents note: The vendor of the property is a member of staff at TW Gaze
There is a small flying freehold at the property, please ask for more details.

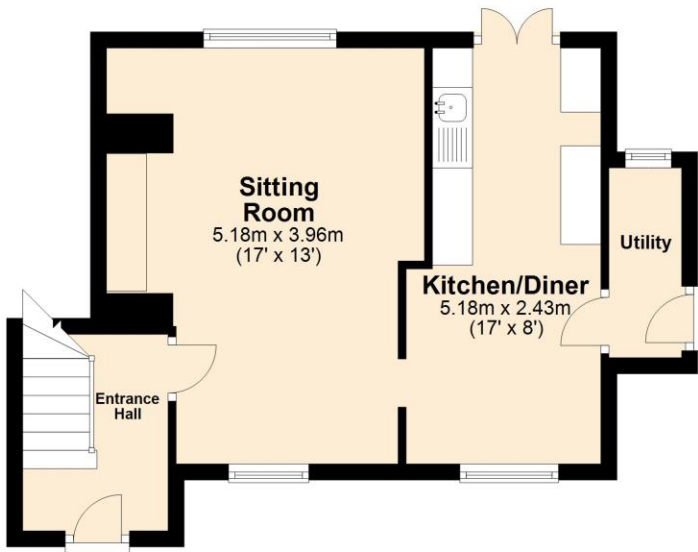
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		110
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

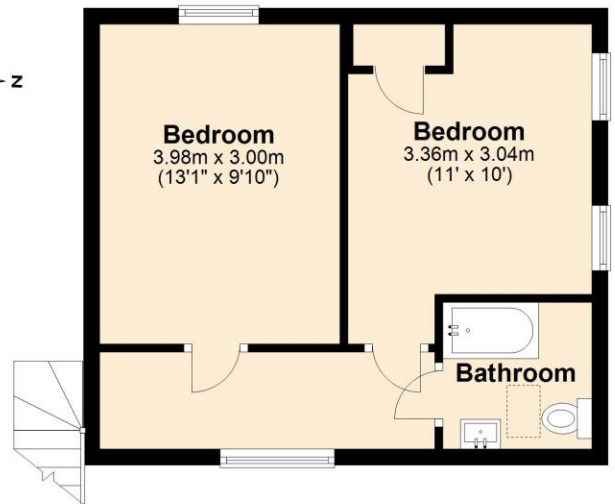
Ground Floor

Approx. 37.5 sq. metres (403.7 sq. feet)



First Floor

Approx. 32.5 sq. metres (349.5 sq. feet)



Total area: approx. 70.0 sq. metres (753.2 sq. feet)

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