



Birchwood House
Redlingfield Road
Occold
IP23 7PG

Asking Price of £395,000





- Detached 4-bedroom house
- Garage and off-road parking
- Conservatory
- Well stocked and established gardens
- Stylish kitchen with quartz worktops, eye level double oven and induction hob
- Solar panels
- Well served village with 'Outstanding' Primary School and pub.

Location

Occold is a popular village which has an active community and well regarded primary school. Close by is the small town of Eye which offers a good range of day-to-day facilities including well regarded secondary schooling and is steeped in history with its castle mound and abbey remains. The surrounding countryside is attractive with many interesting country walks and Eye is well placed for access to the A140 with both Norwich and Ipswich around 25 miles away. Diss and its mainline railway station on the Norwich to London Liverpool Street line (journey time to London around 90 minutes) is just 6 miles away and the Heritage Coast around Southwold, Aldeburgh and Walberswick within 40 minutes or so by car.





The Property

This generously proportioned detached family home is nicely set back from the road and offers pleasant Hardieplank façades. Upon entering the property you will find a deep entrance hall that feeds off to the particularly large open plan lounge/ dining room which in turn leads you out to the conservatory which offers the perfect place to sit and enjoy views of the garden all year round. The kitchen is well appointed and comprises of a large range of wall and base units and quartz worktops, Integrated eye level double oven and space for a washing machine. The kitchen leads into a particularly useful rear lobby which stretches the entire depth of the property and offers a useful additional utility space. The downstairs accommodation is flexible with a versatile office/ fourth bedroom with useful shower room attached. As you ascend upstairs from the entrance hall you will find a spacious landing feeding off to three bedroom, two of which are spacious doubles, with picturesque views of the rear garden. A family bathroom is furnished with a shower, low level WC wash basin, cupboards and heated towel rail.

Outside

The property sits back from road with a long driveway providing parking in front of the garage with an up and over door. The front garden is mostly laid to lawn with attractive and thoughtfully planted flower beds. The rear garden is well planted with different pockets of interest throughout. The patio area offers the perfect space for entertaining in the summer months.

The garden extends out to large area of lawn with a mixture of planted beds and herbaceous borders. There is an area of raised vegetable beds offering a more practical space within the grounds. There is the useful addition of a greenhouse and two garden sheds which are tastefully painted in the same tone as the rear of the property.

Services

Mains water, electricity and drainage are connected to the property. Heating is provided by an oil boiler. The current owners have recently renewed the oil tank.

Directions

From Diss head south on the A140 towards Ipswich and take the left turn onto the B1077 towards Eye. Continue on this road, through the town and towards Occold. Take the left turn signposted Occold and continue into the village. At the public house on the right-hand side take the fork to the left of the school. Take a left into Redlingfield Road and the property will be found on the left hand side indicated by a for sale board.

Freehold.

Council Tax Band: D

Ref: I7388/KH

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	60	
(39-54) E		
(21-38) F		

Ground Floor

Approx. 98.2 sq. metres (1056.9 sq. feet)



First Floor

Approx. 44.1 sq. metres (474.8 sq. feet)



Total area: approx. 142.3 sq. metres (1531.7 sq. feet)

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.