



The Green

Palgrave

Asking Price £225,000

LACY SCOTT  
& KNIGHT

est. 1869

# Pond View Cottage

The Green | Palgrave | Diss | IP22 1AG

Diss Town Centre 1 mile, Norwich 21 miles, Bury St Edmunds 20 miles

Beautifully presented picture postcard 3 bedroom cottage, which has been thoughtfully extended and renovated so as to provide bright and airy living accommodation and which is set back within this attractive village overlooking The Green, which is within walking distance of Diss Town Centre. No onward chain.

Entrance Hall | Sitting Room | Kitchen/Dining Room | 3 Bedrooms | Family Bathroom | Separate Shower Room | Courtyard Garden | Off Street Parking (See Agent's Note) | Views Over Green | Popular Village | No Onward Chain

## Pond View Cottage

From the entrance hall there are doors to all rooms including the bright and airy sitting room, which benefits from an open fireplace, as well as a deep storage cupboard, a further doorway to the front of the property is hidden by a built-in bookcase. The kitchen/dining room benefits from a wealth of natural light provided by a glazed door and two windows which overlook the rear garden, there is also a range of wall, base and drawer units, with inset circular sink unit and mixer taps, plus splashback tiling. Within the kitchen area there is space for a dishwasher, washing machine, fridge freezer and cooker, as well as a good sized dining area, off of which there is also a deep storage cupboard. The ground floor shower room benefits from a shower cubicle, vanity wash handbasin with cupboards under, low flush wc, half tiled walls, heated towel rail and window to rear.

At first floor level there are three bedrooms, all of which are off the landing. The principal of which enjoys views over The Green to the front, as well as Jack and Jill access to the family bathroom, which comprises panel bath, separate shower



cubicle, vanity wash handbasin, low flush wc and heated towel rail. Bedroom 3 also enjoys views over The Green, whilst Bedroom 2 also has direct access to the Jack and Jill bathroom, as well as a built-in storage cupboard.

## Outside

To the front of the property there is parking (see Agent's Note). To the side of the property there is an iron gate, beyond which there is a brick paved pathway leading to the main entrance, beyond which is the brick paved courtyard garden, which is partly enclosed by a red brick wall and as such offers a high degree of privacy, as well as a good level of sun, due to its south westerly facing direction.

## Location

The property is situated at the heart of this charming village. Palgrave is just a mile south of Diss, surrounded by the picturesque countryside of the Waveney Valley on the north Suffolk borders. The village still retains an active local community and is centred around a delightful Green, featuring many period and historic properties, local schooling, community centre offering Friday evening bar and monthly cinema screenings, fine church and is part of the Hartismere school catchment area. Within a leisurely 15-minute walk down The Lows, you will reach the historic market town of Diss, providing a wide array of day-to-day amenities and facilities, including a mainline railway station offering direct services to London Liverpool Street and Norwich.

### Services

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

### Local Authority

Mid Suffolk District Council - Council Tax Band B.

### Tenure

Freehold.

### Broadband Speed

Superfast Predicted speeds of 80Mbps (source Ofcom).

### Mobile Coverage

Between 66% and 80% (source Ofcom).

### Directions

From Diss Town Centre, continue out of town in a westerly direction, passing by Diss Park on your right hand side, immediately after the mini roundabout take the turning to the left onto Denmark Street, follow the road round over the bridge into what becomes Denmark Hill. On reaching the open green of Palgrave Village, the property can be found on the left hand side and is accessed via the track over The Green, where you will be able to park immediately in front of the property which will be marked by a Lacy Scott & Knight For Sale sign.

### what3words

smiling.collide.goofy

### Agent's Note

Although there is tandem parking and it is understood that this area is generally accepted as being for the benefit/use of Pond View Cottage and has been used as such by the present and previous owners, this parking area is not part of the property sale as it remains part of The Green.

### Disclaimer

We are mandated by HMRC to carry out Anti Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee for the service. If you have had an offer accepted Coadjute will contact you on our behalf. The cost of these checks is £33 (including VAT) per person and is non-refundable. The fee will need to be paid prior to issuing a memorandum of sale. Lacy Scott & Knight do not receive any commission for this service.





#### Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

#### Misrepresentation and Notices

Lacy Scott & Knight for themselves and as Agents for the Seller of the property give notice that:-

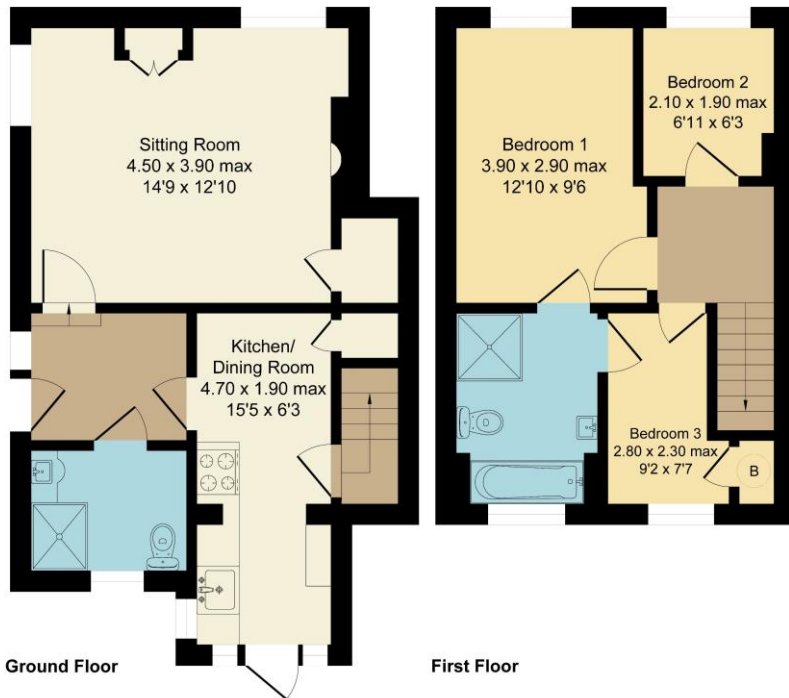
- These Particulars are intended to give a fair and substantially correct overall description for the guidance of intending Purchaser(s) and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending Purchaser(s) should not rely on them as statements or representations of facts, but must satisfy himself by inspection or otherwise as to the correctness of each item.
- No person in the employment of Lacy Scott & Knight has any authority to make or give any representation or warranty whatever in relation to this property or these particulars not to enter into any contract relating to the property on behalf of Lacy Scott and Knight nor any contract on behalf of the Sellers.
- No responsibility can be accepted for any expenses incurred by any intending Purchaser(s) in inspecting properties which have been sold or withdrawn.
- Should any dispute arise as to the boundaries or an pre-contract points on the General Remarks and Stipulations, Particulars, Schedule, Plans or the interpretation of any of them, the questions will be referred to the arbitration of the Agents, whose decision shall be final.



# Pond View Cottage

Approximate Area = 750 sq ft / 69.6 sq m

For identification only - Not To Scale



Ground Floor

First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurements Standards. Produced For Lacy Scott & knight



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	30 F	40 E
1-20	G		

Tel: 01284 748600

10 RISBYGATE STREET, BURY ST EDMUNDS, IP33 3AA

Tel: 01449 612384

MARKET PLACE, STOWMARKET, SUFFOLK, IP14 1DN

