

Mill Road, Thorpe Abbots, Norfolk

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ESTATE AGENTS



Accommodation comprises briefly:-

- Entrance Hall/Second Sitting Room
- Kitchen/Breakfast room with open plan seating area
- Utility Room
- Sitting Room
- Boot Room with butler sink
- Downstairs Cloakroom
- Master Bedroom with En-suite dressing room & shower room
- Second/Guest Bedroom with En-suite shower room
- 3 further Bedrooms
- Family Bathroom
- Large Double Garage/Workshop
- Gardens extending to approx. 1/3rd of an acre (STS)



Property

Once a pair of cottages dating from the late 18th century, Wildwood has been refurbished and extended to an extremely high standard with so many lovely features that it really must be viewed internally to be appreciated.

A side door leads into the light and open space of the kitchen with central island, integrated appliances, ceramic flooring and an open plan seating area around an original log burner. There is a Rangemaster oven with gas hob and electric ovens. Double French doors open onto the side of the garden with large windows overlooking the rear garden and the fields beyond. Downstairs are a total of 3 woodburning stoves and the oil fired boiler provides heating to radiators and domestic hot water. There is also part underfloor heating. Upstairs all the floors are wooden and the wide landings lead into spacious bedrooms with en-suites to the two main bedrooms plus a stylish dressing area off the master bedroom. Both en-suites have power showers and are all fitted to a very high standard. There is also a family bathroom with power shower. There is ample storage space throughout the property.

Outside

Set in a lovely country location this stunning and extremely stylish detached family home sits in beautifully maintained cottage gardens extending to approx. one third of an acre with an abundance of vegetables and fruit trees including apple, plum and fig, and open field views to the rear. There is a summerhouse opening onto the fields, to make the most of the views, and a greenhouse. A gravel driveway leads up the side of the property and opens into a gravel courtyard where the double garage/workshop are located. There is also a log store next to the garage.





Location

Thorpe Abbots itself is a very pretty and peaceful village yet just approx. 5 miles east from the busy market town of Diss where the mainline railway station takes you into Liverpool Street in 90 minutes. There is also a train service to Norwich. Diss is a thriving town with excellent shopping facilities including main supermarkets, a good range of independent shops and businesses, plus sporting facilities including the 18 hole Diss Golf Club. Norwich itself is approx. 25 miles away on the A140.



Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Oil fired central heating. Mains electricity & water. Septic tank.

Energy Rating: D

Local Authority:

South Norfolk Council
Tax Band: F
Postcode: IP21 4HX

Tenure

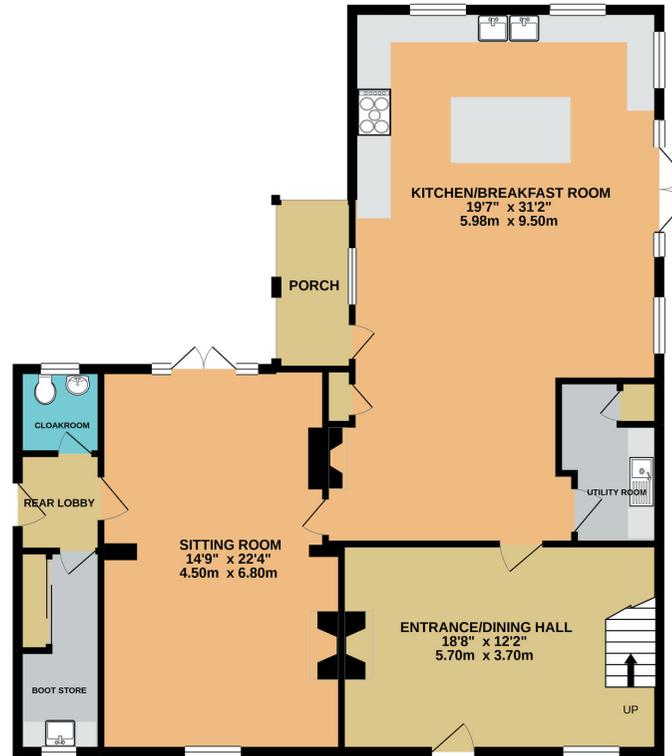
Vacant possession of the freehold will be given upon completion.

Agents' Note

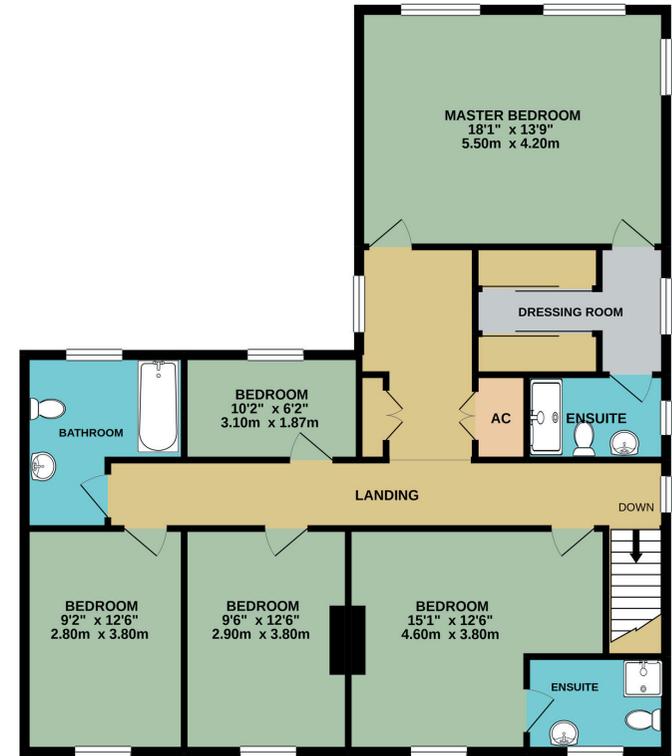
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £650,000

GROUND FLOOR
1241 sq.ft. (115.3 sq.m.) approx.



1ST FLOOR
1229 sq.ft. (114.2 sq.m.) approx.



TOTAL FLOOR AREA: 2471 sq.ft. (229.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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