



Broadlands  
Half Moon Lane  
Redgrave  
IP22 1RU

Guide Price: £575,000  
NO ONWARD CHAIN





- Generous gardens
- Carport and single garage
- Spacious living room
- Parking for multiple cars
- **\*\*No onward chain\*\***

### **Location**

Redgrave is a pretty north Suffolk village with its properties centring around the village green and duck pond. There is a community run stores, public house and church just a little way out of the village. For wider amenities the larger village of Botesdale is just a few miles down the road and has a Co-operative Stores as well as other local facilities. The market town of Diss lies just over the border into Norfolk around 6 miles away providing an excellent range of shopping, social and leisure facilities and, additionally, a mainline rail station on the Norwich to London Liverpool Street line. Bury St Edmunds is a popular destination and is only 15 miles or so away.





## Property

This spacious single storey dwelling offers flexible accommodation that expands to over 2000sqft. The entrance hall feeds off to a naturally bright living room with dual aspect windows and an equally bright and spacious dining room which could be utilised as another living room as the kitchen or sun room is large enough to accommodate a less formal dining space should you wish. Kitchen is bright and modern and incorporates integrated appliances and good quality oak units and marble worktops. There is the welcome addition of a utility room leading to a wc. A central island offers additional storage and worktop space. Double doors lead from the kitchen to the sunroom is a great space for entertaining and enjoys panoramic views of the garden. There are three double bedrooms and a single which could be used as a study or hobby room as it currently features a built in desk and shelves.. Two of the bedrooms Benefit from ensuite facilities. The principle bedroom has good quality built in wardrobes. Overall the property has been upgraded with great care and attention and is offered in immaculate condition throughout.

## Outside

The property sits centrally in it's plot and is mainly laid to lawn with mature borders and hedging. The beds are well stocked with a range of mature shrubs and there is pleasant ornamental pond. The driveway leads to a single garage and car port and a gravelled area large enough for multiple vehicles.

## Services

Mains water, drainage and electricity are connected to the property. Oil fired heating to radiators and domestic hot water.

## How to get there

What3words: [///herbs.corporate.marketing](https://www.what3words.com/#!/herbs.corporate.marketing)

## Viewing

Strictly by appointment with TWGaze

## Tenure

Freehold

Council Tax Band

### 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.

2. Prospective purchasers and lessees ought to seek their own professional advice.

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.