



Greystones

Denmark Hill | Palgrave | IP22 1AB

Offers over £550,000

twgaze



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A well appointed spacious bungalow enjoying wonderful views to the front across open countryside and with easy access to local amenities. Set in grounds of just over a third of an acre.

- Generous gardens of just over the third of an acre
- Spacious reception rooms
- Parking for multiple cars and two garages
- Walking distance to Diss
- No onward chain

## Full Description

### Location

Palgrave is a charming village nestled in north Suffolk, celebrated for its traditional appeal and its close proximity to the vibrant market town of Diss, which lies just over the border in Norfolk. Diss boasts a diverse range of local and national shops, as well as sporting facilities including an 18-hole golf course, and clubs for rugby, tennis, and squash. The town also has a mainline rail station offering direct services to Norwich and London Liverpool Street, with a journey time to London of approximately 90 minutes. Palgrave itself is home to a village green with a duck pond, a beautiful church, and a primary school, with secondary education available nearby in Eye, within the Hartismere catchment area.







## The Property

Greystones is a well-presented property positioned on an elevated site along Denmark Hill, offering breathtaking views of the surrounding countryside. Designed for comfortable living, the home features light-filled interiors with a neutral colour palette that amplifies the natural light pouring in through large picture windows. Over the years, the property has undergone significant upgrades, including modernized kitchens and bathrooms, as well as the installation of low-maintenance UPVC double-glazed windows and doors. The ground floor includes a spacious drawing room overlooking the rear garden, a sitting room with a large south-facing bay window and an open fireplace, a raised dining area, and a well-equipped kitchen with granite countertops, a butler's sink, and integrated appliances. This level also houses two bedrooms with en-suite facilities, a utility room, a lobby, and an office. A conservatory, accessible from the utility room, leads directly to the garden. On the first floor, there are two additional bedrooms, both featuring fitted wardrobes and scenic views, along with a bathroom and extra storage space within the eaves.

## Outside

The property is approached via a tarmac driveway leading to a brick weave parking area in front of the house, offering space for several cars. There are two garages with electrically operated doors, one of which has a courtesy door leading to the rear garden. The front garden includes a lawn, mature shrubs, hedging, and a large vegetable plot. The private rear garden is screened with evergreen hedging and established shrubs and features a patio area, pond, utility area, and a large shed with power. The entire plot covers approximately 0.37 acres (0.150 hectares).

## Services

Mains water and electricity, Private drainage, Gas-fired boiler providing heating for domestic hot water and radiators.

## Directions

From the Agent's office, head up Market Hill and take a left into Denmark Street at the staggered T-junction. At the bottom of the hill, turn right at the roundabout onto the A1066, then immediately left into Fair Green. Pass The Cock public house, cross the small bridge, and continue uphill into Palgrave. Greystones is located on the right-hand side, near the top of the hill.

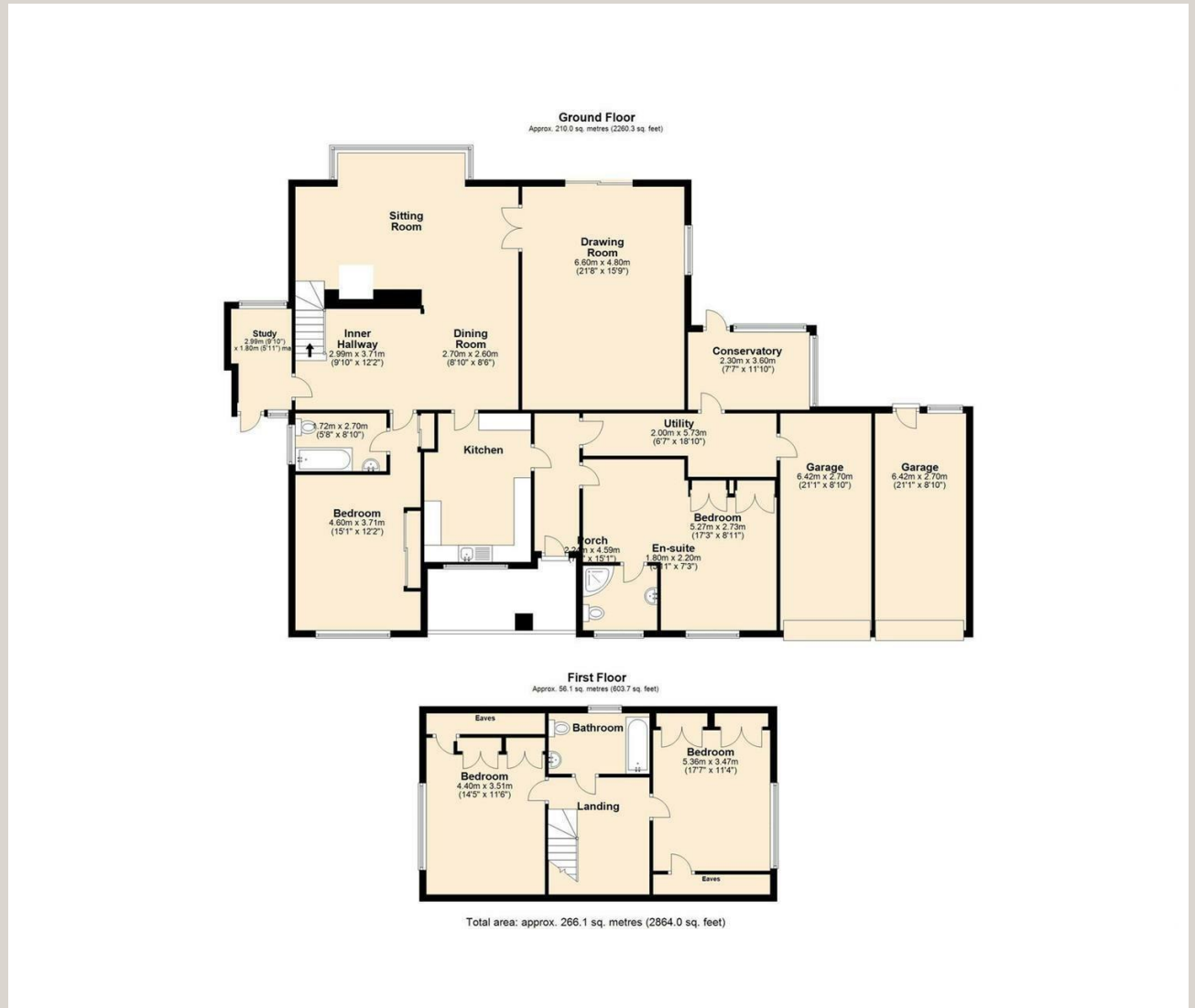
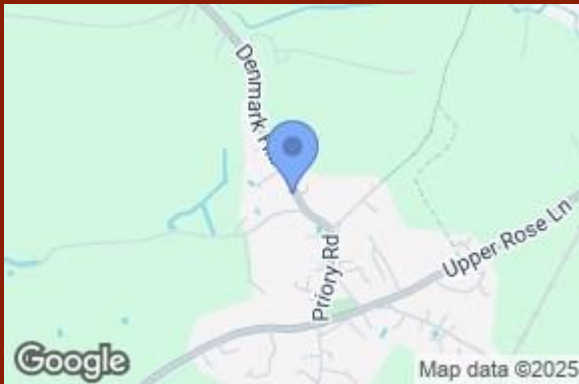
## Viewing

Strictly by appointment with TW Gaze.

## Council Tax Band E

Ref 2/19629





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

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