



13 Ash Tree Close, Occold

Guide Price £425,000 - £450,000

13 Ash Tree Close

Occold, Eye

Sitting on a generous plot of nearly a quarter of an acre, this four-bedroom detached home boasts stunning views across open farmland. The property features a spacious lounge with an open fire, a versatile dining room, and a bright conservatory that connects seamlessly to the well-maintained rear garden. The kitchen and utility room provide ample storage and workspace, perfect for modern family living. Upstairs, the four double bedrooms come with built-in wardrobes, with the master benefiting from an ensuite. The garden, complete with a paved patio area, offers a peaceful setting, while the attached double garage provides extra storage and parking.

The Location

The popular village of Occold offers a welcoming community with essential amenities, including a primary school, traditional pub, village hall, and historic church. Just three miles away, the nearby town of Eye provides a wider range of everyday conveniences, from independent shops and cafés to healthcare facilities and well-regarded schools.

For those needing excellent transport links, the historic market town of Diss, located eight miles to the north, features a mainline railway station with regular direct services to London Liverpool Street and Norwich, making it an ideal location for commuters and those looking to explore further afield.





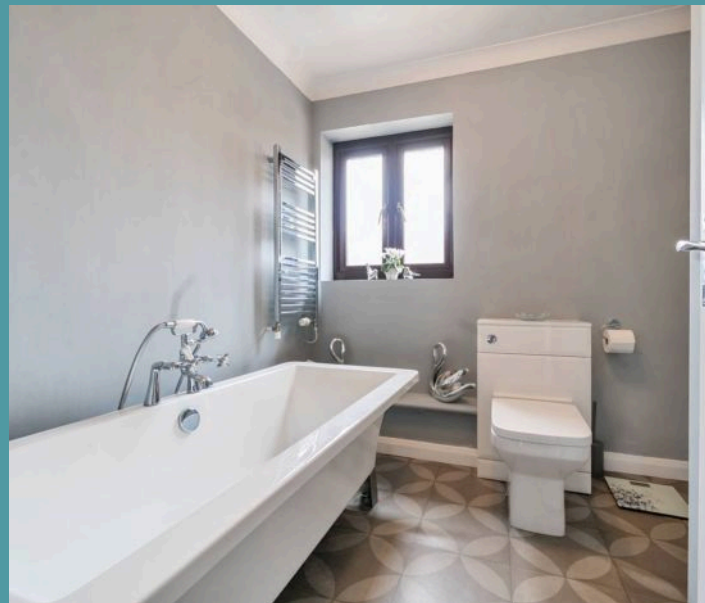
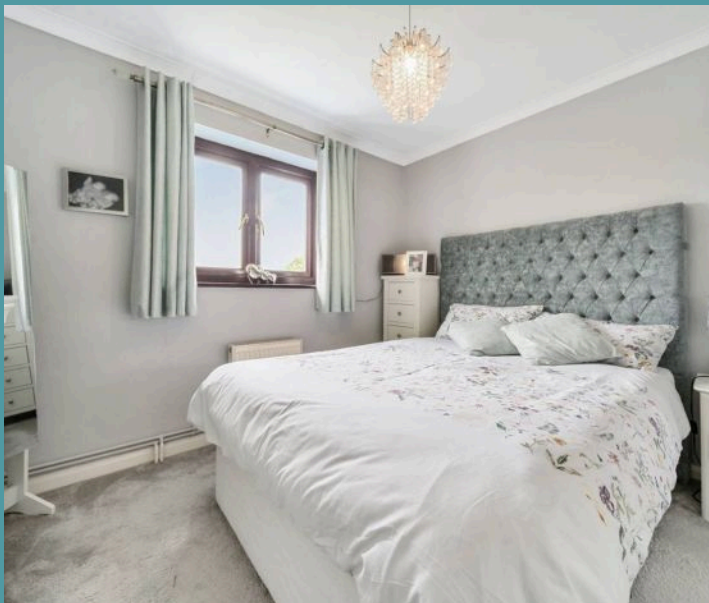
13 Ash Tree Close

Occold, Eye

Ash Tree Close

This spacious and well-presented four-bedroom detached home is located in the charming village of Occold, nestled on a peaceful residential road. Offering a fantastic balance of family living and rural views, this property is set on a plot of just under a quarter of an acre, providing plenty of outdoor space. With double-glazed windows and a feature window that reaches from floor to roof, the home enjoys an abundance of natural light throughout.

Inside, the ground floor is designed with both functionality and comfort in mind. The large lounge, featuring an open fire creates a cosy atmosphere perfect for family gatherings. Double doors lead out to a bright conservatory, offering a lovely connection to the rear garden. The dining room, which opens into the conservatory, provides a versatile space for both formal dining and casual entertaining. The well-equipped kitchen and adjoining utility room offer ample storage and workspace, ideal for modern family needs.





13 Ash Tree Close

Occold, Eye

Upstairs, the four generously sized double bedrooms all come with built-in wardrobes, offering excellent storage solutions. The master bedroom benefits from an ensuite shower room, adding a touch of privacy and convenience. A family bathroom, fitted with a three-piece suite, serves the remaining bedrooms, ensuring that the home is practical for a growing family. The property is finished with thoughtful details, including a built-in airing cupboard on the landing and tasteful coving throughout.

The outdoor space is equally impressive, with an enclosed rear garden backing onto open farmland, providing a peaceful setting for relaxation or play. The garden is well-maintained, with a variety of plants, shrubs, and trees, and features a paved patio area perfect for outdoor dining.

Additionally, the attached double garage offers power and light, providing space for both parking and storage. Located just a short drive from Eye, with its shops, schools, and amenities, and with easy access to Diss and mainline train stations, this property offers both village charm and convenience.

Agents Note

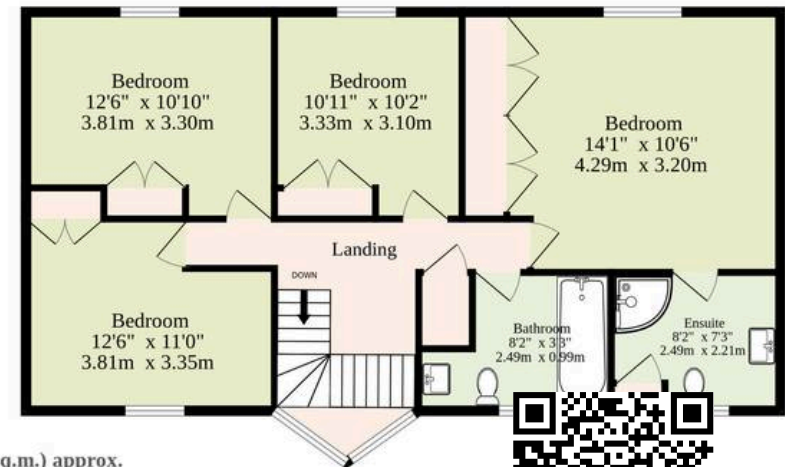
Sold Freehold

Connected to oil-fired heating - alongside remaining mains services

Ground Floor
1258 sq.ft. (116.9 sq.m.) approx.



1st Floor
898 sq.ft. (83.4 sq.m.) approx.



TOTAL FLOOR AREA : 2156 sq.ft. (200.3 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.

Made with Metropix ©2025

