



Chapel Road, Wattisfield, Diss, Suffolk, IP22 1NX

MARK · EWIN
BURY ST EDMUNDS

Chapel Road, Wattisfield, Diss, Suffolk, IP22 1NX

An extended, four-bedroom end of terrace property located in a delightful spot in the village of Wattisfield. The property further benefits from ample off-road parking and a double garage.

The accommodation comprises on the ground floor of an entrance hall, cloakroom, sitting room with doors leading to the garden and an opening to the dining room. There is a fitted kitchen with wall and base level units and a useful utility room located off. Moving to the first floor, there are four bedrooms, the principal benefits from an ensuite shower room and the family bathroom completes the accommodation on offer.

Outside, to the front, a driveway offers plenty of parking leading to the double garage and front door with gated access to the garden. The rear garden is laid to lawn with a paved patio, shingle area and mature trees.

Additional Information

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are listed as 'likely' in this area. (Source Ofcom)

Broadband: Standard & Superfast are available in this area. (Source Ofcom)

Services: Mains Electric, Water and Drainage.
Heating via oil fired central heating.

(Please note that none of these services have been tested by the selling agent.)



Directions

Travelling north east along the A134 heading towards Diss, pass through the village of Stanton continuing along the A134, after approximately three miles turn right signposted Wattisfield, head along The Street heading into Wattisfield village, bear right onto Chapel Road where the property can be found on the right hand side.

Location

The village of Wattisfield is situated under two miles from the well-served village of Walsham le Willows which provides a primary school, butchers, public houses as well as a family sports club. Similarly, nearby Diss (9 miles) also offers a range of shopping and recreational facilities.

Accommodation:

Entrance Hall 13' 11" x 5' 8" (4.23m x 1.73m reducing to 0.91m)

Cloakroom 6' 1" x 2' 3" (1.85m x 0.68m)

Sitting Room 16' 0" x 13' 5" (4.88m x 4.08m)

Dining Room 11' 7" x 9' 4" (3.54m x 2.85m)

Kitchen 10' 11" x 10' 5" (3.32m reducing to 2.42m x 3.18m)

Utility Room 4' 11" x 9' 4" (1.49m x 2.85m)

Landing 13' 7" x 3' 2" (4.15m x 0.97m)

Bedroom 13' 5" x 16' 1" (4.09m x 4.90m reducing to 3.96m)

Ensuite 10' 3" x 2' 7" (3.12m x 0.80m)

Bedroom 12' 6" x 9' 7" (3.81m x 2.92m)

Bedroom 13' 8" x 8' 2" (4.17m x 2.48m)

Bedroom 6' 0" x 9' 8" (1.82m x 2.94m)

Bathroom 9' 11" x 8' 11" (3.03m x 2.73m reducing to 1.98m)

Rear Garden

Driveway

Double Garage

Additional Information:

Council Tax Band: C

EPC Rating: E

Tenure: Freehold

Guide Price £350,000
Freehold



GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.



1ST FLOOR
716 sq.ft. (66.6 sq.m.) approx.



TOTAL FLOOR AREA : 1310 sq.ft. (121.7 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

MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

www.markewin.co.uk

01284 217530 team@markewin.co.uk

77 St Johns Street, Bury St Edmunds

Suffolk, IP33 1SQ

