



Denmark Street | Diss | IP22 4LE

Asking Price £350,000

twgaze

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Spacious and versatile detached home with a generous layout, built by respected local builders Rackham. Offering three reception rooms, a home office, and three double bedrooms (two with en suites), this property provides ample scope for modernisation and personalisation. Outside, there's parking to the front, side, and rear, plus a rear building plot with live planning permission for a detached four-bedroom home. Located within walking distance of Diss town center, amenities, schools, and rail connections to London and Norwich.

- Detached three-bedroom house with over 2,200 sq ft of space
- Built by respected local builders Rackham
- Open-plan kitchen/diner, utility room and ground floor wet room
- Two of three bedrooms with en suite facilities
- separate building plot available by separate negotiation ** contact agent for further info**
- Close to shops and amenities

Location

This spacious detached home is within easy walking distance of the array of shops, eateries and pubs which are just a stroll across the park. There are three supermarkets in town, schooling to sixth form level, and lots of sports facilities ranging from bowls to rugby and golf to cricket. For those needing access to London or Norwich, Diss has a mainline rail service with Liverpool Street station being around 90 minutes away. Diss is a great area to explore from with the north and east coast being within an hours drive. The Broads are closer still, and you have Bury St Edmunds, Norwich and Ipswich all within 25 miles.





Property

This individual detached house offers spacious and flexible accommodation, built by well-known local builders Rackham and measuring around 2,247 sq ft. The house has been well maintained over the years but would now benefit from updating, offering a great opportunity to personalise and add value.

The ground floor includes three reception rooms, a home office, and a generous open-plan kitchen/dining area. There's also a separate utility room and an oversized ground floor wet room. Upstairs are three good-sized double bedrooms, two of which have en suite facilities, and a family shower room accessed from a wide landing. Ideal for families or buyers needing space to work from home, the layout provides plenty of versatility.

Outside

There is parking to the front and side, with space to the rear which is currently hard landscaped but could be brought back to lawn and patio should someone wish. Overall outside space and is a blank canvas for landscaping or further enhancement.

Building Plot

To the rear of the property is a building plot with full planning permission for a detached four-bedroom house (ref: 2020/2463), granted in February 2021. The plans allow for the demolition of a former shed/workshop and the creation of a new home of around 1,883 sq ft (175 sqm), including parking and garden. Some initial groundwork has already been carried out, meaning the permission remains live. The purchaser will be responsible for the Community Infrastructure Levy (CIL) charge, currently £12,294.

The plot will be separated from the existing dwelling and is being sold by the same vendor – please contact the selling agent for more information.

Services

Mains electricity, water and Gas connected to the property and mains drainage.

How to get there

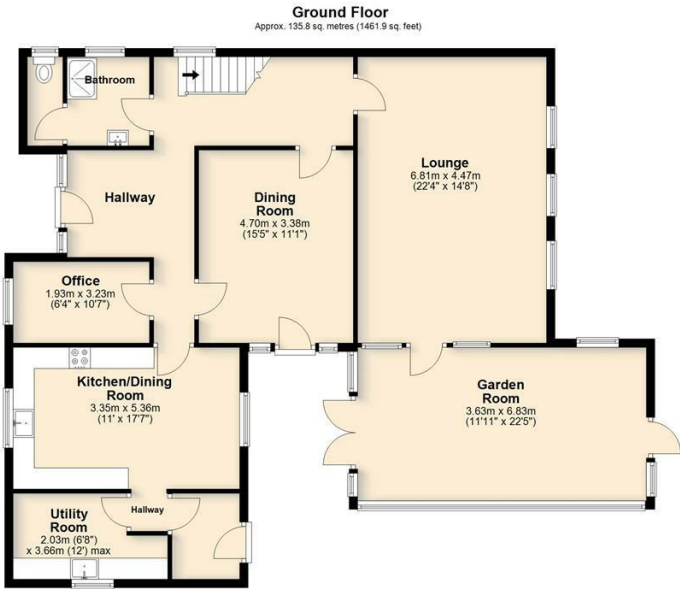
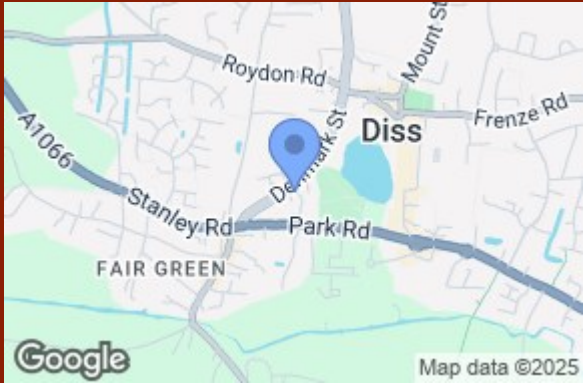
What3words:///adopters.pulsing.sparkle

Viewing

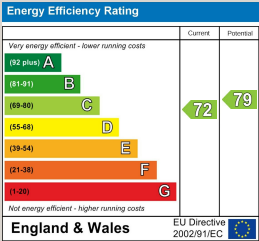
Strictly by appointment with TW Gaze.

Freehold

Ref:2/19937



Total area: approx. 208.8 sq. metres (2247.3 sq. feet)



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