



Rackham Court | Diss | IP22 4FB
Offers Over £325,000

twgaze

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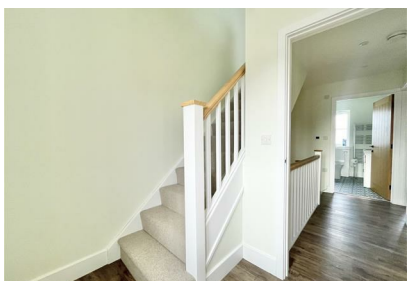
An attractive and beautifully presented modern home set just off Fair Green in the heart of Diss. Built in 2021, this combines the charm of traditional design with the comfort and efficiency of contemporary living. The spacious accommodation is arranged over three floors and finished to a high standard throughout, offering flexible living space ideal for families or professionals. With a car port, enclosed garden and convenient access to the town's amenities and rail links to London, this is a superb opportunity to enjoy modern living in a historic market town setting.

- Peaceful position just off Fair Green in central Diss
- Mainline rail service to London Liverpool Street in around 90 minutes
- Oak doors, oak handrail and heritage style uPVC windows
- Built in 2021 with a traditional exterior and modern interior
- Four bedrooms, an en suite, master bathroom and downstairs toilet
- Enclosed rear garden and car port parking
- Underfloor heating to the ground floor

Location

Tucked away just off Fair Green, Number 2 Rackham Court enjoys a peaceful position right in the heart of the bustling market town of Diss. The town is rich in history and centred around the Mere, a beautiful six acre lake offering a charming backdrop to everyday life. Diss provides an excellent range of shops, cafés, pubs and restaurants to suit all tastes, along with a lively community spirit and plenty of sporting and social opportunities including rugby, tennis, squash, bowls, football and cricket clubs. There is schooling up to sixth form level and superb transport connections with a mainline rail service to London Liverpool Street in around 90 minutes. The Suffolk and Norfolk coastlines are both within easy reach with Southwold and Aldeburgh around 45 minutes away and Bury St Edmunds, Norwich and Ipswich all comfortably accessible.





The Property

Built in 2021, Number 2 Rackham Court forms the middle home within a small and attractive terrace that blends perfectly with the traditional character of the area. Designed with modern living in mind, the accommodation is arranged over three floors and includes a contemporary kitchen, spacious living and dining room, cloakroom, four bedrooms a master bathroom, en suite shower room and a downstairs toilet. The house has been finished to a high standard with quality fittings throughout, including oak doors and handrails, underfloor heating to the ground floor and first floor bathrooms, and a pressurised hot water system providing excellent water pressure. The kitchen features Bosch integrated appliances such as a dishwasher, induction hob and extractor fan, while heritage style uPVC windows with traditional black ironmongery and modern LED lighting add to the property's warm and stylish feel.

Outside

The property benefits from a car port and an enclosed rear garden offering a private and low maintenance outdoor space. The frontage has been attractively landscaped with black metal railings, planting and paved parking areas, while the shared driveway is finished in tar and shingle, creating a smart and welcoming approach.

Services

Mains electricity and water are connected to the property. Mains drainage, heating provided via a gas boiler.

How to get there

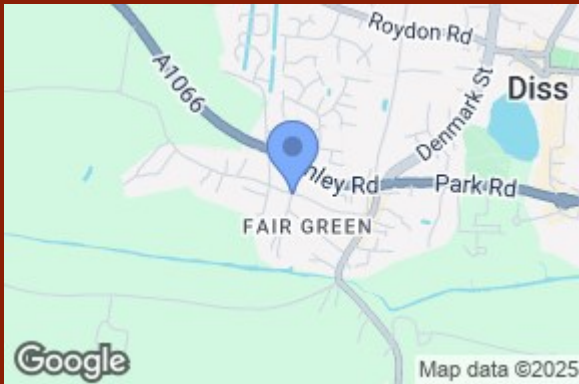
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Viewing

Strictly by appointment with TW Gaze.

Freehold

Ref:



Ground Floor

Approx. 34.5 sq. metres (371.8 sq. feet)



First Floor

Approx. 47.7 sq. metres (513.9 sq. feet)



Second Floor

Approx. 22.5 sq. metres (241.7 sq. feet)



Total area: approx. 104.7 sq. metres (1127.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		94
(81-91) B	84	
(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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