



March House  
12 Victoria Close  
Diss  
IP22 4JH

Guide Price: £495,000







- Detached family residence
- Mature grounds extending to 0.5 acre
- High level of privacy
- Would benefit from updating
- 4 bedrooms, 2 receptions
- Close to Diss railway station
- No chain

### Location

The property is unassumingly tucked away at the end of Victoria Close, just off Victoria Road and only a short distance from the town's railway station, which has direct access into Norwich, Ipswich and London Liverpool Street. Diss is a pretty South Norfolk Market town found close to the Norfolk/Suffolk border on the Waveney Valley, with the main town centre edging a circular mere (body of water) which was formed from a glacial retreat from thousands of years ago; the Mere creates a wonderful and picturesque focal point. The town itself offers a good variety of cafés, local shops and businesses, along with well-known retailers and national supermarkets, including Tesco and Morrisons. Diss also offers primary and secondary schooling options.







## Property

The house presents well-proportioned rooms on both floors and certainly offers plenty of space for a family to utilise and enjoy for the years to come. Whilst the decor, kitchen and bathroom fittings within the house are functional, respectfully they are now a little tired and would benefit from updating. In total, there are four bedrooms upstairs, all having handy fitted wardrobes, three also have vanity sinks. The main bedroom has an en-suite shower room, with the other bedrooms making use of the family bathroom.

## Outside

A huge selling point is undoubtedly the wonderful mature, well-kept grounds the house occupies, which totals just over 0.5 ac. The gardens are a real joy and are well suited for a growing family or keen gardeners who love the outdoors. It's also evident from 'taking in' your surroundings that there's a great deal of privacy, whether at the front or back of the house. A generous gravel and conifer lined driveway opens to the main driveway and double garage with pitched roof - ample space for storage or a number of vehicles.

## Services

Mains electricity, water and drainage are connected.  
Gas fired central heating system

## How to get there:

What3words ///distilled.famed.aced

## Viewing

by appointment with TW Gaze

**Tenure:** Freehold

**Ref:** 2/19639/MS/RM

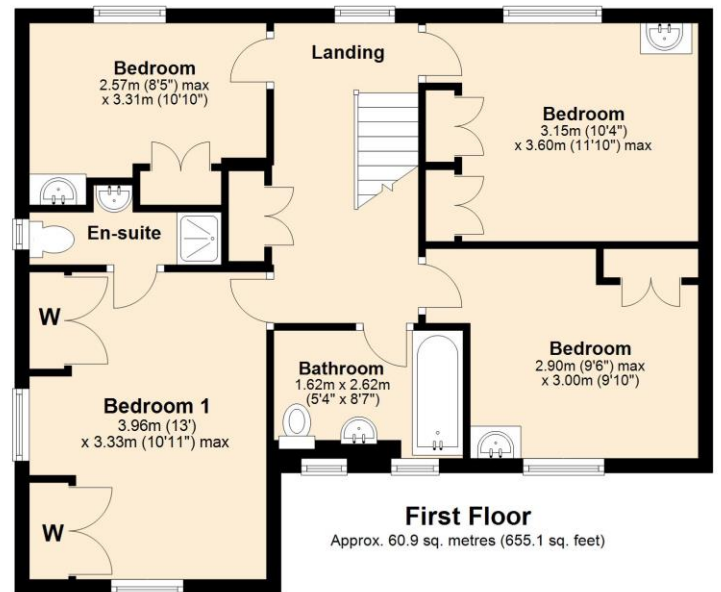
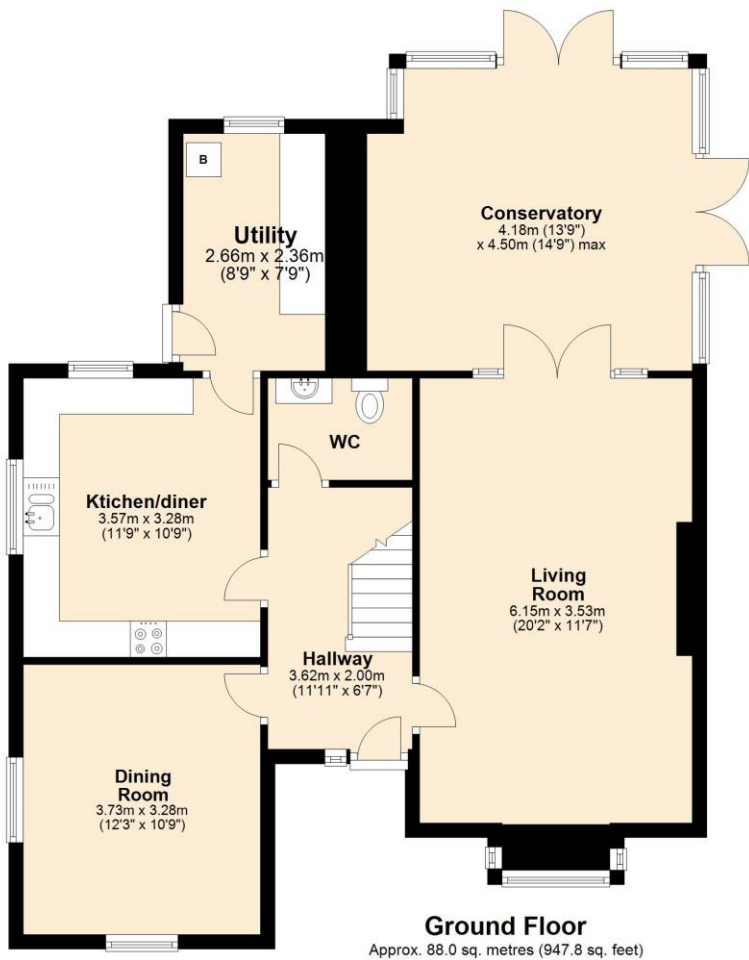
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total area: approx. 148.9 sq. metres (1602.8 sq. feet)

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