



Denmark Street, Diss, IP22 4LE

Guide Price £500,000

A rare opportunity to purchase a period three/four bedroom detached cottage presented in an excellent decorative order and occupying a prime position within the town centre. Set upon a spacious and mature plot further benefitting from off-road parking and an internal square footage of 1,200 sq ft.

- Central sought after position
- Grade II listed
- Off-road parking for at least 2 cars
- Freehold
- Over 1,200 sq ft
- Large part southerly facing rear gardens
- Council Tax Band D
- Energy Efficiency Rating N/A.



Property Description

Situation

Boasting a prime and prominent position within a stone's throw of Diss mere and surrounding parkland, the property is within short walking distance of the town centre, Fair Green and rural countryside. The historic and thriving market town of Diss is found on the south Norfolk/Suffolk borders within the beautiful countryside surrounding the Waveney Valley, the town offers an extensive and diverse range of many day to day amenities and facilities along with a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

The property comprises a Victorian style Grade II listed three/ four bedroom detached house, displaying mellow red brick elevations under a pitched clay tiled roof, wood casement windows and doors, whilst being heated by a modern gas fired central heating boiler via radiators. Some twenty years ago the property was the subject of a significant refurbishment programme having been much upgraded and enhanced and offers a pleasing layout with well proportioned rooms all flooded by plenty of natural light. Internally the property offers accommodation in the region of 1,200 sq ft giving versatile living space and with the option of having a fourth bedroom at ground floor level with en-suite facilities or additionally to be used as a fourth reception room.

Externally

The property is set back from the road having off-road parking upon a shingle driveway with rear gates either side of the house giving access to the main gardens, being predominantly laid to lawn, well stocked and established and having a good deal of privacy/seclusion within. The cottage style gardens take a part southerly aspect enclosed by high period brick walling and with a paved patio area at the rear of the property creating an excellent space for alfresco dining. To the side aspect there is the benefit of an outbuilding being of brick construction giving excellent external storage space measuring 9' 3" narrowing to 2' 5" x 10' 7" (2.84m narrowing to 0.74m x 3.25m).

The rooms are as follows:

ENTRANCE HALL: With stairs rising to first floor level and period four panel internal doors giving access to reception rooms one and two. A particular feature being the hand painted glass window above the front door which is original to the property.

RECEPTION ROOM ONE: 11' 9" x 12' 9" (3.60m x 3.89m) With double glazed sash window to the front aspect, a light, bright and airy room with focal point being fireplace to side with inset gas fire, marble hearth and polished cast iron inset and surround.

RECEPTION ROOM TWO: 11' 9" x 12' 9" (3.60m x 3.89m) With sash window to front, fireplace to side with inset gas fire as above and internal access to reception room three and rear lobby.

BEDROOM FOUR: 10' 3" x 11' 4" (3.13m x 3.47m) With sash window to front lending itself for a number of different uses if not required as a bedroom. Engineered oak flooring and giving access to the shower room.

SHOWER ROOM: 2' 8" x 8' 10" (0.82m x 2.70m) With frosted window to rear being a replaced matching suite with tiled shower, hand wash basin over vanity unit, low level wc, heated towel rail and fully tiled.

RECEPTION ROOM THREE: 8' 6" x 12' 3" (2.60m x 3.74m) With sash window to the rear aspect, open fireplace to side with wood mantle surround and marble hearth. Exposed pine floor boarding.

KITCHEN: 8' 9" x 12' 11" (2.67m x 3.94m) A double aspect room found to the rear of the property having been replaced in more recent times and of a high specification with granite work surfaces, an extensive range of wall and floor units, range cooker to side, fitted dishwasher, washing machine, tumble dryer and fridge/freezer.

FIRST FLOOR LEVEL - LANDING: With four panel internal doors giving access to the additional three bedrooms and family bathroom and views over the rear garden.

BEDROOM ONE: 11' 10" x 12' 9" (3.63m x 3.89m) With double glazed sash window to front being a large double bedroom with fitted wardrobe units to either side of chimney breast. Built-in storage cupboard over stairs.

BEDROOM TWO: 11' 10" x 13' 0" (3.62m x 3.97m) A generous double bedroom found to the front of the property.

BEDROOM THREE: 8' 8" x 11' 11" (2.66m x 3.65m) With window to the rear aspect enjoying elevated views over the gardens, although the smaller of the three bedrooms at first floor level still being a double bedroom.

BATHROOM: 8' 10" x 12' 5" (2.70m x 3.80m) A replaced suite with large walk-in shower (double headed shower unit above), roll top bath with claw feet, his and hers sinks over carrera marble vanity unit, low level wc, heated towel rail and airing cupboard to side.

VIEWINGS: Strictly by appointment with Whittleby Parish Estate Agent, please contact a member of the sales team at our Diss office on 01379 640808.

OUR REF: 7905



Viewing Arrangements

Strictly by appointment

Contact Details

4-6 Market Hill

Diss

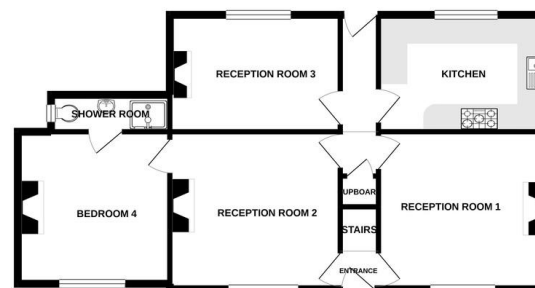
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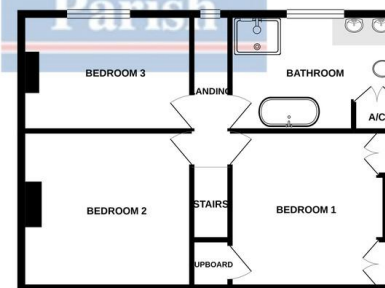
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

GROUND FLOOR
715 sq.ft. (66.4 sq.m.) approx.



1ST FLOOR
572 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA: 1287 sq.ft. (119.6 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 for any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
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