



Frenze Hall Lane, Diss, IP22 4UB
Offers Over £250,000



Enjoying a pleasing position upon an individual close, this three bedroom house is well presented throughout and benefits from a garage, good off-road parking and south westerly facing rear gardens.

Frenze Hall Lane, Diss

Key Features

- Garage
- Well presented throughout
- 3 bedrooms
- En-suite to master bedroom
- Residue 10 year NHBC certificate
- Walking distance to amenities
- Council Tax Band C
- Freehold
- Energy Efficiency Rating B.

SITUATION

Well located to the north east of the town centre, the property is found tucked away in an individual close in an attractive, modern and small development of similar luxury properties. The development was originally built by Charles Church and Persimmon Homes in 2011/2012 and comprises of a mixture of properties overlooking a large green, giving a most pleasing feel to the development. The historic market town of Diss is found on the South Norfolk borders close to the beautiful countryside surrounding the Waveney Valley. The town offers an extensive range of day to day amenities and facilities along with a mainline railway station having regular/direct services to London Liverpool Street and Norwich.

DESCRIPTION

The property was originally constructed in 2012 by Persimmon Homes and comprises a modern three bedroom semi-detached house of traditional brick and block construction under a pitched interlocking tiled roof. As one would expect to find in a property of this age there are high levels of insulation combined with efficient and modern heating giving reduced running costs, with upvc double glazed windows and doors and being heated by a gas central heating boiler via radiators with a pressurised system and solar panels for hot water top-up.

EXTERNALLY

The property is set upon an individual close having low maintenance front gardens, to the side a paved driveway leads to the single garage. The main gardens lie to the rear of the property and are predominantly laid to lawn having a decking area and patio area creating an excellent space for alfresco dining, all being enclosed by panel fencing and brick walling.



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The rooms are as follows

ENTRANCE HALL: 4' 8" x 11' 3" (1.43m x 3.43m)

Aspect to front, space for shoes and coats and access to wc, reception room and kitchen/diner. Under stairs storage cupboard to side.

WC: 2' 11" x 4' 11" (0.91m x 1.52m)

With window to front comprising low level wc and corner hand wash basin.

RECEPTION ROOM: 11' 4" x 12' 9" (3.46m x 3.89m)

With window to front being a bright and spacious room with archway leading through to kitchen/diner.

KITCHEN/DINER: 19' 9" x 7' 5" (6.02m x 2.27m)

With window to the rear aspect, the kitchen offers a good range of wall and floor units with wooden work surfaces, four ring gas hob with extractor above, brand new Indesit oven, stainless steel sink with drainer and mixer tap, space for white goods and double French doors giving views and access onto the rear gardens.

FIRST FLOOR LEVEL - LANDING

Giving access to the three bedrooms and bathroom. Built-in airing cupboard to side. Access to loft space above.

BEDROOM ONE: 7' 11" x 12' 4" (2.43m x 3.77m)

With window to rear being a spacious double bedroom with built-in wardrobes and having the luxury of en-suite facilities.

EN-SUITE: 4' 5" x 6' 7" (1.36m x 2.01m)

With window to rear comprising a shower cubicle, low level wc and hand wash basin. Tiled splashbacks.

BEDROOM TWO: 10' 11" x 7' 10" (3.33m x 2.40m)

With window to front being a light and spacious double bedroom with space for wardrobes and drawers.

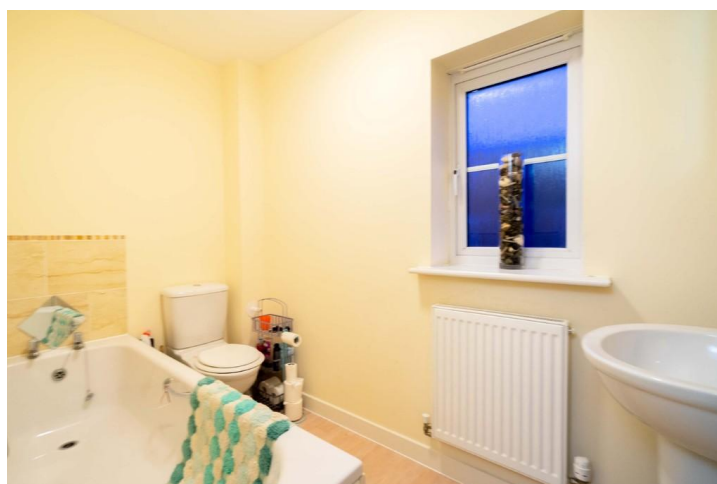
BEDROOM THREE: 8' 0" x 8' 11" (2.44m x 2.74m)

With window to rear having views over the south westerly facing rear gardens. Having potential to be used as a study if required.

BATHROOM: 4' 11" x 8' 3" (1.52m x 2.52m)

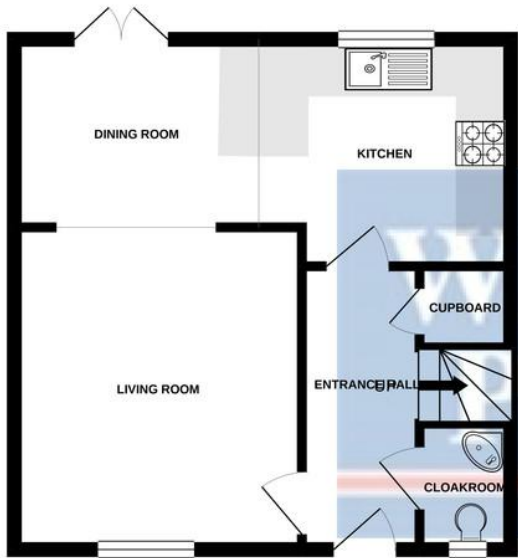
With window to front comprising a panelled bath with shower over, low level wc and hand wash basin. Tiled splashbacks.

VIEWINGS: Strictly by appointment with Whittleby Parish Estate Agents, please contact a member of the sales team at our Diss office on 01379 640808. **OUR REF: 7954**

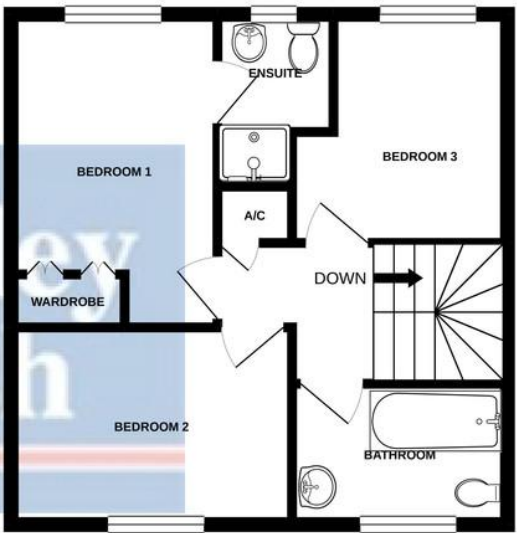


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GROUND FLOOR
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 794 sq.ft. (73.8 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.
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