

PARSON

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Centralised hub:
Caxton House Victoria Road Diss Norfolk IP22 4JN



- **Detached Family Home**
- **UPVC Double Glazing**
- **Gas Central Heating**
- **Vendor Has Found**
- **En-Suite to Master**
- **Garage & Off Road Parking**
- **Fully Enclosed Rear Garden**
- **Modern Fitted Kitchen**
- **Two Reception Rooms**

This well presented and spacious four bedroom detached house situated in the popular town of Diss offers both easy access to the town centre and train station. The property benefits from two reception rooms, modern fitted kitchen, off road parking, garage, fully enclosed rear garden and en-suite to master. Call now to arrange your viewing

Hawthorn Close

Diss

Offers In Excess Of £320,000

See this property online at www.parson.ltd.uk & www.tv.parson.ltd.uk

LOCATION Diss offers excellent amenities including shops, supermarkets, schools, health facilities, sports facilities, regular bus service and main line railway station to London (Liverpool Street). Norwich, Ipswich and Bury St Edmunds are all about 22 miles.

PORCH UPVC double glazed windows to front and door into:

ENTRANCE HALL Radiator, stairs to first floor with stairlift.

DINING ROOM UPVC double glazed window to front, radiator.

LIVING ROOM UPVC sliding doors to rear, UPVC double glazed window to front, electric fire, two radiators, TV point.

CLOAKROOM WC, UPVC double glazed window to rear, radiator.

KITCHEN Fitted with a range of modern wall and base cupboards and drawers, worksurfaces, built in Belling hob and double oven, Bosch appliances, UPVC double glazed window to rear, sink, electric fan heaters to kickboards.

UTILITY ROOM Radiator, door to rear, spaces for fridge freezer, under counter appliance and washing machine.

FIRST FLOOR LANDING Loft access.

BEDROOM ONE Built in wardrobes, radiator, TV point, UPVC double glazed window to front, access into:

EN-SUITE WC, shower, wash basin, heated towel rail, UPVC double glazed window to rear.

BATHROOM Panelled bath with shower over, wash basin, WC, UPVC double glazed window to rear, radiator.

BEDROOM FOUR Radiator, UPVC double glazed window to rear, TV point.

BEDROOM THREE Radiator, UPVC double glazed window to rear.

BEDROOM TWO UPVC double glazed window to front, built in wardrobes, TV point, airing cupboard and boiler.

OUTSIDE To the front there is a low maintenance front garden with ample off road parking and access to the GARAGE with electric door and power. Side gated access leads to the rear garden which is fully enclosed and low maintenance garden - perfect for entertaining with a range of patio and decking areas and the remainder laid to shingle. Outside tap.

16 Solar panels to the front.

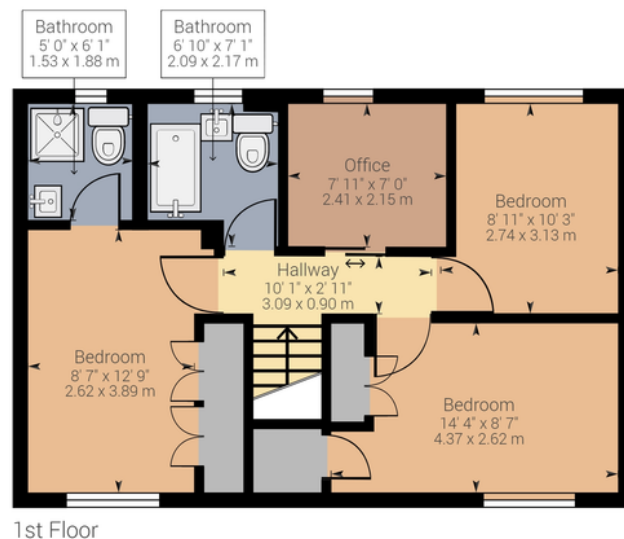
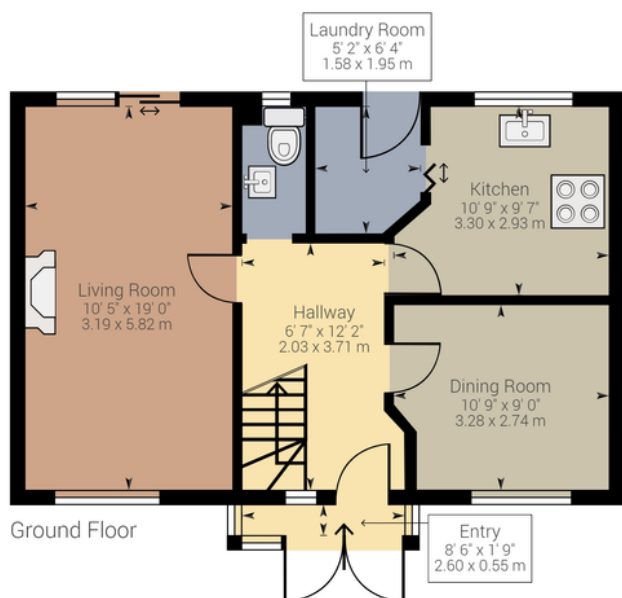
COUNCIL TAX BAND D South Norfolk Council

DIRECTIONS From the Agents' Diss office, go along Victoria Road, turn left into Skelton Road; at the end at the T junction turn right into Frenze Road. At the top turn right into Sycamore Way and then second right into Hawthorn Close.

EPC RATING = C



Thinking of Selling - Ask for your Free Market Appraisal



Approximate net internal area: 1073.44 ft² / 99.73 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a guide and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly, if contemplating travelling some distance to view the property. The mention of appliances, equipment and/or services within these sales particulars does not imply they are in full and efficient working order. It is therefore in the purchaser's interest to establish the working condition of any appliances included. Personal items such as furnishings, which may be shown in photographs, are not included in the asking price. We have been unable to verify tenure at the time of writing these particulars, should you proceed with the purchase of the property, and your solicitor must verify this.



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