



5 Bedroom Detached House
Newlands
Diss, IP21 4ED

Sefftons
ESTATE & LETTING AGENTS £550,000
www.sefftons.co.uk



Newlands, Diss, IP21 4ED

This **SPACIOUS, DETACHED FAMILY HOME** boasts **GENEROUS ACCOMODATION** throughout, with **FIVE BEDROOMS** and an **IMPRESSIVE PLOT** spanning around 0.3 Acres (STMS). The property is well equipped with a **STUDY, UTILITY and BREAKFAST ROOM**, in addition to several outbuildings- this opportunity is **NOT TO BE MISSED**.

THE PROPERTY

As you enter the property, you are warmly welcomed by the spacious hallway, complete with a sitting area and wood burning stove creating a truly homely feel.

A door opens to the good sized kitchen, offering ample storage and counter space, leading seamlessly into the separate breakfast room providing further storage. Completing this area is the bright and airy conservatory, with doors to the stunning gardens.

There is a shower room, utility area and two cloakrooms on the ground floor, in addition to the stylish sitting room offering dual aspect views through the large windows, which fill the room with natural light. Furthermore, there is a dining room with access out to the side gardens, and two well proportioned bedrooms, offering flexible accommodation well suited to multi generational living.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	70
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

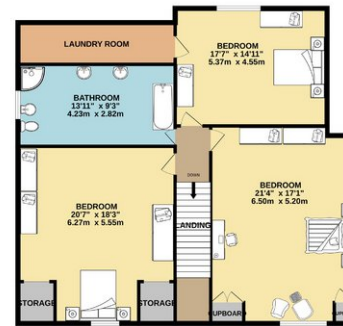
Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	69
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

GROUND FLOOR
1571 sq.ft. (145.9 sq.m.) approx.



1ST FLOOR
1358 sq.ft. (126.2 sq.m.) approx.



TOTAL FLOOR AREA: 2929 sq.ft. (272.1 sq.m.) approx.

While 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 misstatement. The plan is for illustrative purposes only and should be used as a guide only by prospective purchasers. The services, systems and appliances shown here have not been tested and no guarantee is given for their operability or efficiency can be given.

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