



Field House Gardens, Diss

Guide Price £425,000 - £450,000 Freehold

Energy Efficiency Rating : C

- ✓ Detached Chalet Family Home
- ✓ Cul-De-Sac Location
- ✓ Easy Walk to Town & Train Station
- ✓ 1800 Sq. ft of Accommodation (stms)
- ✓ Two Reception Rooms
- ✓ Modern Re-fitted Kitchen
- ✓ Four Bedrooms & Two Bathrooms
- ✓ South Facing Garden, Garage & Driveway

To arrange an accompanied viewing please call our Diss Office on 01379 450950





IN SUMMARY

Offering accommodation EXTENDING to APPROXIMATELY 1800 SQ FT (stms), with a SOUTH FACING GARDEN and LARGE 'IN and OUT' DRIVEWAY, this DETACHED chalet style family home offers plenty to potential buyers. The internal accommodation comprises a porch with entrance hallway, RE-FITTED KITCHEN/BREAKFAST ROOM, separate utility room, dining room and separate sitting room, along with a GROUND FLOOR BEDROOM and SHOWER ROOM. On the first floor off the landing you will find THREE DOUBLE BEDROOMS with ample built-in storage as well as FAMILY BATHROOM. Externally there is an integral garage and plenty of DRIVEWAY PARKING to the front with an enclosed SOUTH FACING GARDEN to the rear. The property is set within a CUL-DE-SAC location and is an easy walk to the town centre as well as the TRAIN STATION.

SETTING THE SCENE

Approached via a hard standing in and out driveway providing ample off road parking for a number of vehicles, the driveway gives access to the garage, provides gated side access to the rear garden and leads to the main entrance door.

THE GRAND TOUR

Entering via the driveway through the main uPVC entrance door into a useful porch-way, this opens into the main hallway. The hallway offers parquet flooring, stairs to first floor and access to all the ground floor rooms. The kitchen/breakfast room to the right has been recently re-fitted and now offers a modern and sleek space with ample cupboard storage, rolled edge work-surfaces, integrated eye level oven/grill with a gas hob with extractor fan over, built-in dishwasher, one and a half bowl sink and drainer and breakfast bar. This leads directly into the utility room which has also been re-fitted with ample storage, integrated freezer, recently fitted gas combi boiler and sink/drainer as well as providing space for white goods. The utility room gives access to the integral garage and has a door to the front onto the driveway. The dining room is located to the left of the central hallway with parquet flooring and a window to the front, there are also obscure glazed double doors opening into the sitting room. The sitting room offers a feature brick built fireplace which could be opened up, whilst sliding doors open onto the south facing garden. Also located on the ground floor is a well fitted shower room with W.C., hand wash basin and thermostatically controlled twin head rainfall shower, and a double bedroom overlooking the

garden with ample built-in wardrobes. Leading up onto the first floor landing you will find access to the family bathroom, separate double shower with twin head rainfall shower, W.C. and hand wash basin. To the left of the landing there is a generous double bedroom with walk-in wardrobe and further storage cupboard. There are then two further double bedrooms overlooking the front and the side, one of which has built-in storage. The property has uPVC double glazing and gas fired central heating.

THE GREAT OUTDOORS

The private south facing rear garden provides a pleasant space to enjoy all year round. The garden is mainly laid to lawn with mature hedging and planted borders. There is a tiled patio leading from the patio doors which is covered with an all year round UV protecting cover, ideal for enjoying the garden in all weathers. The rear garden also gives access to the back of the garage.

OUT & ABOUT

The property is located in the heart of Diss and within easy walking distance of this historic market town's Heritage Triangle, market place, shops, cafes, pubs and The Corn Hall venue. The mainline railway station has regular services connecting to London, Liverpool Street and Norwich is also

located within walking distance. Diss is situated on the South Norfolk border and has proved to be a popular location over the years. The town offers an extensive range of amenities and facilities and is only 23 miles to the south of Norwich, 22 miles to the east of Bury St Edmunds and 25 miles to the north of Ipswich.

FIND US

Postcode : IP22 4PH

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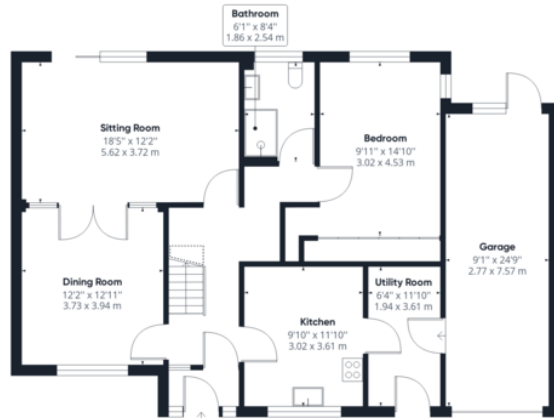
VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

Buyers are advised the property sits adjacent to a Primary School.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1833.91 ft²
170.38 m²

Reduced headroom

26.23 ft²
2.44 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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 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