

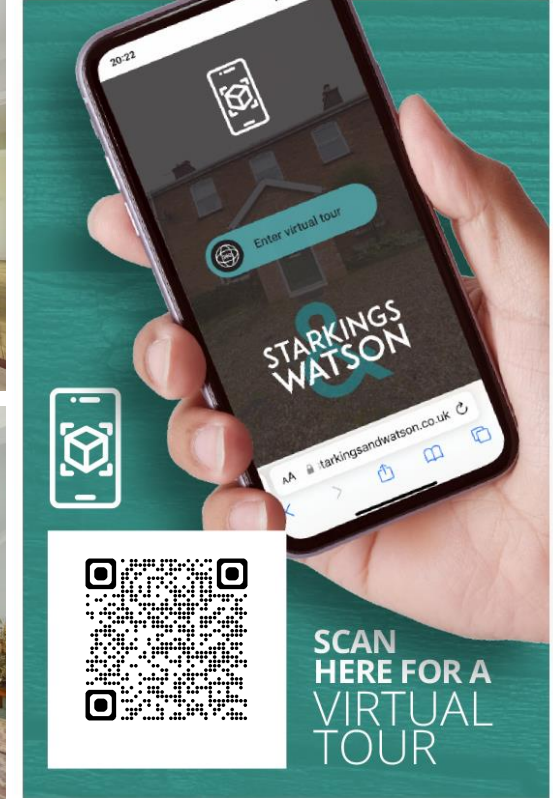
BREWERS GREEN LANE

Diss IP22 4QP

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01379 450950

FOR SALE
PROPERTY



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- No Chain!
- Detached Chalet Style Home
- Edge Of Town Location
- Very Generous & Flexible Footprint
- Two/Three Large Receptions & Kitchen/Utility
- Four/Five Bedrooms
- Large Plot Of 0.4 Acres (stms)
- Driveway Parking & Garage

IN SUMMARY

NO CHAIN! Located on the very edge of DISS within an EXTREMELY GENEROUS PLOT of 0.4 ACRES (stms) you will find this DETACHED CHALET STYLE home. The property offers a VERY FLEXIBLE LAYOUT extending to approximately 2600 SQFT (stms) with potentially FIVE BEDROOMS and THREE RECEPTION ROOMS but could be used in a number of different ways. Other benefits include a large sweeping driveway with ample parking, a generous garage, NEWLY INSTALLED GAS BOILER and large gardens to front and rear. Internally the current layout comprises; entrance porch, utility, shower room, kitchen/dining room, two ground floor receptions/bedrooms, main sitting room and garden room beyond. On the first floor there are THREE further double bedrooms as well as EN-SUITE shower room. The property offers excellent access to the countryside as well as the town of DISS within easy reach.

SETTING THE SCENE

Approached via Brewers Green Lane there is a low level brick wall and large shingled driveway leading to

the expansive driveway with plenty of parking. the driveway leads to a covered car port as well as the generous garage. To the front of the house there are large lawned gardens with the main entrance door found to the front as well as second entrance door into the porch.

THE GRAND TOUR

Entering the property via the entrance door to the front which leads into the porch you will find built in cupboards and a door to the garage as well as door to the utility room. The utility offers a range of fitted units and space and plumbing for white goods as well as the gas fired boiler and door to the rear garden. Next to the utility is the ground floor shower room which has been re-fitted with a large double shower. Beyond is the kitchen/dining room which features a range of units and rolled edge worktops as well as eye level oven and grill, and gas hob. Adjacent and semi open plan to the kitchen is the dining area. Beyond the kitchen there is the internal entrance hallway with the main front door and stairs to the first floor landing as well as two generous receptions or bedrooms to the front. One is currently used as a sitting room and the other a separate dining room. The main sitting room is found to the side of the hallway with a feature open fireplace and bay window to the front with the garden room found beyond with sliding door access to the rear garden. Heading up to the first floor landing there is eaves storage as well as further storage. There is then access to three double bedrooms off landing. The first room to the left offers an en-suite shower room and built in wardrobes. The



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middle room also offers built in wardrobes. The final room to the end is a very generous bedroom with dual aspect and a range of fitted units.

THE GREAT OUTDOORS

The generous gardens wrap around the property with lawns to all sides. The main section of lawn is found to the rear where you will also find raised planting borders, paved patio, timber sheds, rear garage access as well as mature trees and shrubs with large hedging and fencing enclosing the plot to the rear.

OUT & ABOUT

The property is located just outside the centre of Diss within easy walking distance of the local shops, amenities and mainline railway station, which has regular services connecting to London, Liverpool Street and Norwich. The historic market town of 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 and 25 miles to the north of Ipswich.

FIND US

Postcode : IP22 4QP

What3Words : ///contain.themes.purifier

VIRTUAL TOUR

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

Disclaimer: 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.

Price:



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GIRAFFE 360

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

Reduced headroom (below 1.5m/4.9ft)

(1) Excluding balconies and terraces

Approximate total area¹

2623.04 ft²
243.69 m²

Reduced headroom

187.21 ft²
17.39 m²

