

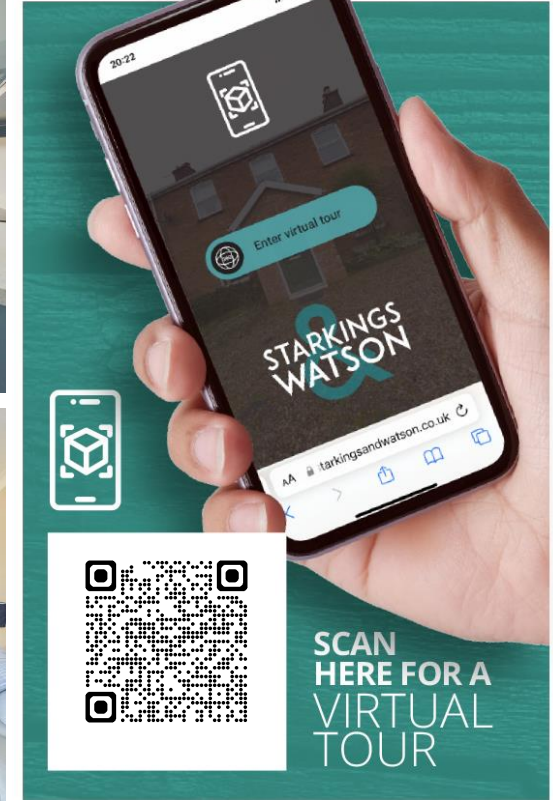
# HAWK CRESCENT

## Diss IP22 4PQ

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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# STARKINGS & WATSON



- Detached Family Home
- Over 1500 SQFT (stms) of Accommodation
- Newly Renovated Kitchen
- Sitting Room, Study & Conservatory
- Four Double Bedrooms
- Newly Fitted Bathroom
- Private Landscaped Garden With Pergola
- Driveway & Double Garage

### IN SUMMARY

Extending to OVER 1500 SQFT this DETACHED FAMILY HOME located within a QUIET RESIDENTIAL PART OF TOWN, presented in excellent order having been UPDATED and UPGRADED in recent years. The house itself offers flexible family sized accommodation with an entrance hallway with PARQUET flooring, a w/c, a STUDY/PLAYROOM, an impressive main reception room with dual aspect and a WOODBURNER as well as the BRAND NEWLY FITTED KITCHEN and extended GARDEN ROOM. On the first floor there are FOUR DOUBLE BEDROOMS as well as an upgraded family bathroom. Externally there is DRIVEWAY PARKING to the front leading to the DOUBLE GARAGE as well as well-kept front gardens. To the rear, landscaped, private gardens with lawns, generous patio areas as well as COVERED ENTERTAINING SPACE. The house offers uPVC double glazing as well as GAS FIRED central heating and is ready to be moved into!

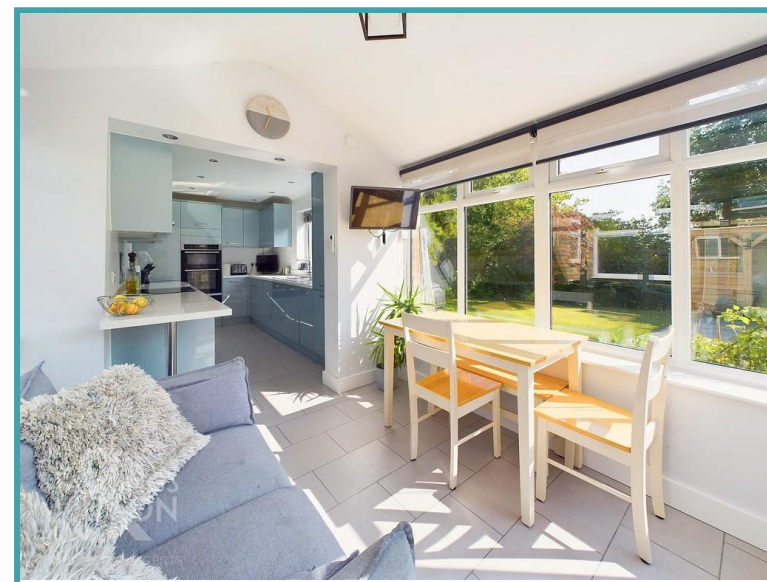
### SETTING THE SCENE

Approached via Hawk Crescent tucked up the corner you will find plenty of hard standing parking as well as

shingled areas and planting beds. The driveway leads to the double garage with up and over door, power and light. There is a gated access from front to rear as well as the main entrance door to the house at the front partially covered.

### THE GRAND TOUR

Entering the house via the main entrance door to the front you will find a very welcoming entrance hallway with parquet flooring as well as stairs to the first floor landing. There is a ground floor w/c to the right as well as the flexible home office or playroom depending on preference. To the left of the hallway, you will find the principal reception room which has plenty of space for sitting and dining as well as dual aspect with double doors onto the garden and window to the front. The sitting room also offers a feature woodburner with tiled hearth. To the back of the house, you will find the recently refurbished and newly fitted kitchen which offers a modern range of units with solid square edge work surfaces over. The kitchen provides integrated appliances to include double eye level oven with warming drawer dishwasher, wine fridge, induction hob will extract fan over and fridge/freezer. Beyond the modern kitchen there is an extended garden room which offers flexible space either for dining or sitting. This space also provides double doors onto the rear garden. Heading up to the first floor landing you will find the fitted storage as well as loft hatch access. To the front of the house, you will find two double bedrooms including the largest master bedroom. To the rear there are a further two double bedrooms as well as



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the family bathroom which has been recently refitted with aqua boarding, shaped panelled bath with shower over as well as WC and vanity wash hand basin.

#### THE GREAT OUTDOORS

The sunny and private rear garden offers a delightful space to be enjoyed which has been recently landscaped to include a large shingled area, generous paved terrace and pathway and lawns. There are planting borders as well as mature trees and shrubs providing screening. The real selling point is bespoke covered pergola ideal for outside dining and entertaining. The garden is fully enclosed with timber fencing.

#### OUT AND 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 4PQ

What3Words : //////////////found.leaky.pinging

#### 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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Approximate total area<sup>m</sup>

1557.21 ft<sup>2</sup>

144.67 m<sup>2</sup>

Reduced headroom

5.38 ft<sup>2</sup>

0.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

