



Bartrums Mews, Diss - IP22 4RL



Bartrums Mews

Diss,

MOTIVATED VENDORS! Located in a small and quiet cul-de-sac development within **EASY REACH** of the **TRAIN STATION** and local amenities on offer is this **MODERN MID TERRACE** home presented in **EXCELLENT ORDER** throughout. Stepping through the door there is a hallway with W/C, main sitting room and kitchen/dining room to the rear with a lovely extended **CONSERVATORY** opening onto the garden. Heading up to the first floor there are **TWO DOUBLE BEDROOMS** and a **FURTHER SINGLE BEDROOM**. The main bedroom has an en-suite shower room, whilst the property also benefits from the family bathroom. Externally, the house enjoys an excellent **SOUTH FACING, LANDSCAPED** and **ENCLOSED SUNNY GARDEN**. To the front there are **TWO ALLOCATED PARKING SPACES** and front communal gardens. The house benefits from **GAS FIRED** central heating.



Council Tax band: C
Tenure: Freehold
EPC Energy Efficiency Rating: C

- Mid Terrace Home
- Quiet Cul-De-Sac
- Presented In Excellent Order
- Sitting Room & Conservatory
- Modern Kitchen With Space For Appliances
- Three Bedrooms & Two Bathrooms
- Private South Facing Gardens
- Two Allocated Parking Spaces

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.

SETTING THE SCENE

Approached via the small and quiet cul de sac, you will find two allocated parking spaces within the shared parking area as well as a large communal green space which is laid to lawn. To the front of the property there is a paved pathway leading to the main entrance door to the front.

THE GRAND TOUR

Entering via the main entrance door to the front you will find a w/c to the right hand side as well as stairs to the first floor landing straight ahead. The main sitting room is found to the right with a window to the front overlooking the green space. Off the living room, there is a door to the rear which leads into the kitchen diner. The kitchen provides a modern range of units with rolled edge worktops over as well as integrated electric oven and gas hob with extractor fan over. There is space for dishwasher, washing machine and fridge freezer as well as dining table and an understairs storage cupboard with double doors leading through into the extended conservatory.



The conservatory offers a second reception space with double doors leading out onto the garden. Heading up to the first floor landing you will find cupboard storage as well as three bedrooms and a family bathroom. The smallest single bedroom is found to the rear with the master bedroom adjacent also to the rear. The master bedroom offers an en-suite shower room as well as the bedroom area with double built in wardrobes to the front of the house. There is a further double bedroom overlooking the green space to the front as well as the modern family bathroom which houses a bath and shower over.

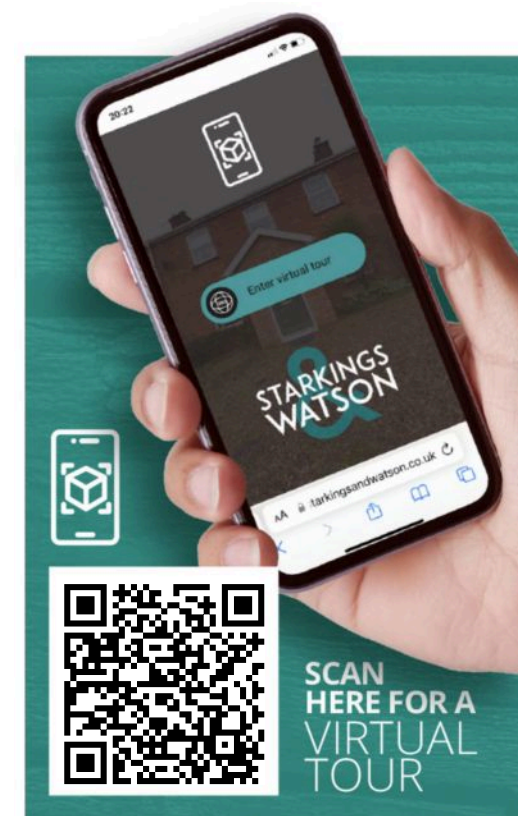
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VIRTUAL TOUR

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







THE GREAT OUTDOORS

The pretty rear garden is fully enclosed with timber fence panelling and has been well designed and landscaped comprising of generous paved patio with pathways surrounding as well as a central lawn section. There are raised planting beds as well as a timber storage shed and timber built greenhouse also. In addition, you will find a side gate allowing rear access front to back.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

800.3 ft²

74.35 m²

(1) Excluding balconies and terraces

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.

GIRAFFE360



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