



Frenze Hall Lane, Diss - IP22 4UB



Frenze Hall Lane

Diss

NO CHAIN! Situated within walking distance of DISS TOWN CENTRE and the TRAIN STATION with easy links to LONDON and beyond you will find this DETACHED FAMILY HOME offered with no onward chain and presented in excellent order. The house extends to almost 1100 SQFT (stms) internally with the addition of DRIVEWAY PARKING and DOUBLE GARAGE to the rear. The layout comprises, entrance hallway with w/c, large DUAL ASPECT KITCHEN/DINING ROOM and separate UTILITY ROOM. There is also a dual aspect sitting room with doors onto the garden completing the ground floor. On the first floor you will find FOUR AMPLE BEDROOMS and a FAMILY BATHROOM. The main bedroom benefits from two double wardrobes and an EN-SUITE shower room. Externally there is a private and enclosed, SOUTH FACING rear garden as well as the parking and double garage. The house offers GAS FIRED central heating and uPVC double glazing throughout.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B



- No Onward Chain
- Detached Family Home
- Excellent Location for Town & Train Station
- Kitchen/Dining Room & Utility
- Separate Sitting Room
- Four Ample Bedrooms & Two Bathrooms
- Private Rear Gardens
- Large Driveway & Double Garage

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

To the front you will find enclosed front gardens with pathway, paving and shingled areas as well as mature hedging. There is a pedestrian gate leading to the covered main entrance to the front. Parking can be found round the back accessed off Prince William Way with space for multiple vehicles and a double garage with power and light with potential for storage over.

THE GRAND TOUR

Entering via the main entrance door to the front you will find a welcoming hallway with the w/c on your left and the stairs to the first floor landing ahead. To the right is the main sitting room, a bright dual aspect space with double doors onto the garden as well as feature fireplace. On the other side of the hallway is the





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kitchen/dining room which offers plenty of space for a large table. There is also a dual aspect to front and rear with a range of fitted wall and base level units with rolled edge worktops over. There is integrated electric oven and hob with extractor fan over as well as space for fridge/freezer and dishwasher. The kitchen leads to the separate utility room with a further range of storage units and space for a washing machine as well as door to the rear garden. Heading up to the first floor landing you will find a cupboard containing the hot water tank as well as loft hatch access. There are four bedrooms and a bathroom off landing, two of which can be found to the rear overlooking the garden with two the front including the main bedroom that offers two double wardrobes as well as en-suite shower room. The bathroom features a three piece shower with shower over the bath.

FIND US

Postcode : IP22 4UB

What3Words : ///taxed.scarf.command

VIRTUAL TOUR

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



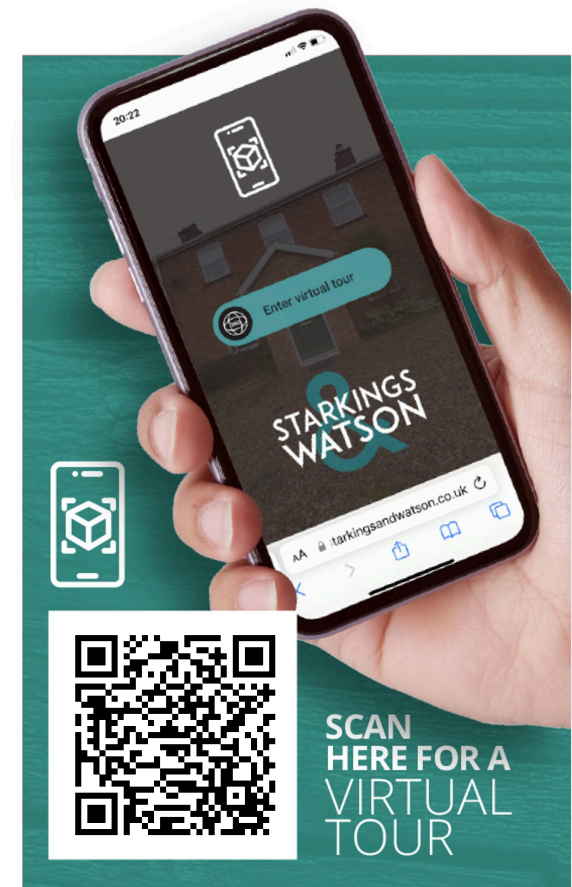
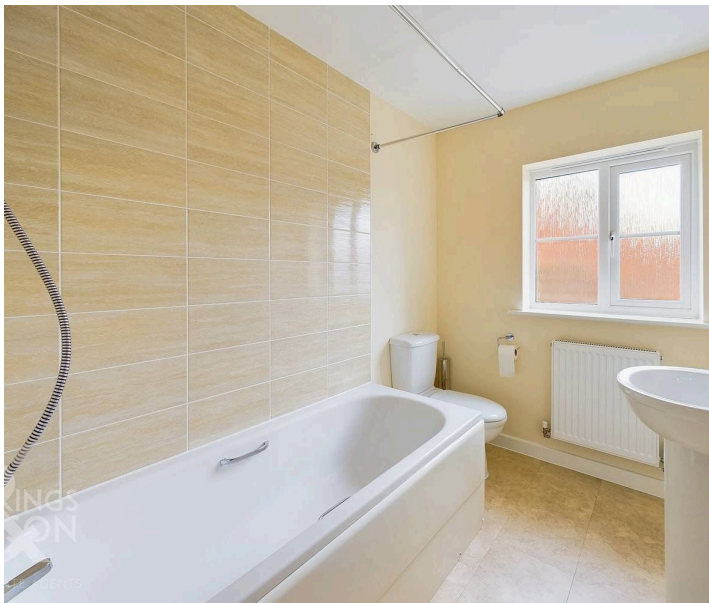
HYBRID ESTATE AGENTS





THE GREAT OUTDOORS

The enclosed rear garden is low maintenance as well as being south facing offers plenty of sun. There is a paved patio as well as planting borders, mature trees and shrubs. The garden is fully enclosed with timber fencing and a gate to the side onto the driveway.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1081.04 ft²

100.43 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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