



Speirs Way, Diss - IP22 4YX





## Speirs Way

Diss

NO CHAIN. This detached MODERN FAMILY HOME enjoys a generous garden to the rear, and a NEWLY INSTALLED KITCHEN. Extending to over 700 Sq.ft (stms) internally, the overall plot is WELL MAINTAINED, with a hard standing frontage, rear garden with lawn and patio area for entertaining, along with the off road parking including a detached single garage. Stepping inside, an entrance hall takes you to the useful W.C, OPEN PLAN sitting/dining room complete with FRENCH DOORS onto the rear garden, heading into the RECENTLY FITTED KITCHEN. Upstairs, THREE BEDROOMS lead off the landing along with a FAMILY BATHROOM.

Council Tax band: C

Tenure: Freehold

- No Chain!
- Detached Family Home
- Sitting/Dining Room
- Recently Updated Kitchen
- Three Bedrooms
- Family Bathroom
- Cosmetically Updated Throughout
- Detached 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

Set in a spacious corner plot having a good amount of off-road parking with a detached single garage along with gate that allows access to the rear garden.

### THE GRAND TOUR

Stepping into the property through the uPVC double glazed door allowing access to the WC which benefits from a low level WC and hand wash basin. Heading into the sitting room which is found to the rear of the property with views and access onto the rear garden via uPVC patio doors and stairs rising to first floor level, there is an arch giving access to the dining area that has a door leading into the recently fitted kitchen which has a great range of fitted base and wall units along with a gas hob with extractor above and oven below, space for white goods and a side breakfast bar.



Heading to the first floor level which has a airing cupboard housing the hot water cylinder tank. you will also find access to the three bedrooms which have fitted carpeted flooring and bedroom one having built in storage cupboards. The family bathroom that has a modern three piece suite comprising a panelled bath, shower attachment, low level WC and hand wash basin over vanity unit with lino flooring underfoot.

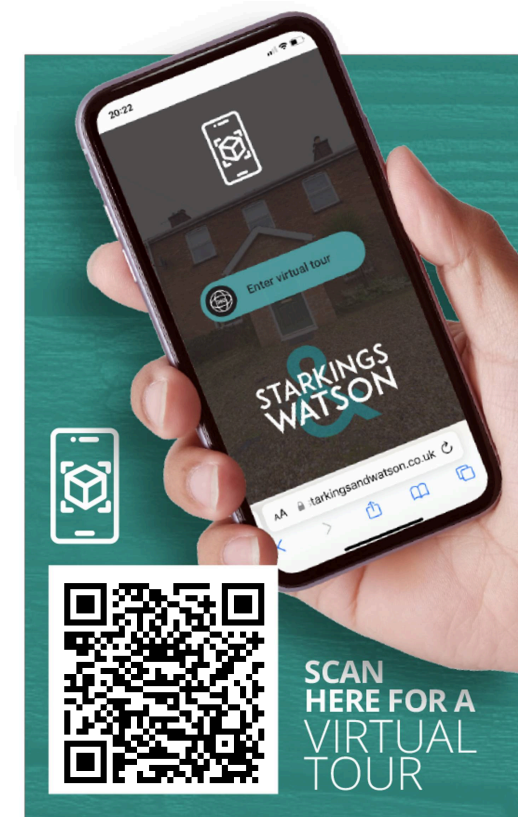
#### FIND US

Postcode : IP22 4YX

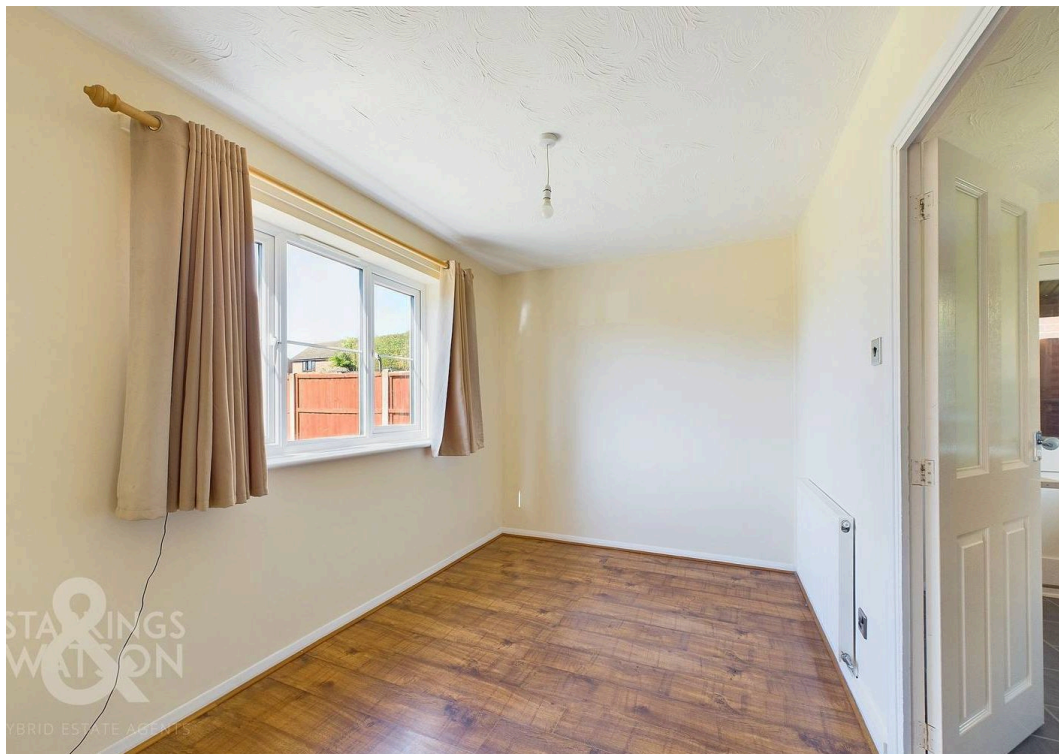
What3Words : ///office.lurching.inquest

#### VIRTUAL TOUR

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











## THE GREAT OUTDOORS

To the front there is a hard-standing driveway with a large area of lawn which could be adopted for additional off-road parking if required. The main garden that is situated to the rear of the property benefits from a hard standing patio area along with laid to lawn that is enclosed by brick walling, concrete posts and panel fencing allowing it to be the perfect place to entertain family and friends.







Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

774.89 ft<sup>2</sup>

71.99 m<sup>2</sup>

**Reduced headroom**

14.32 ft<sup>2</sup>

1.33 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.

GIRAFFE360





## Starkings & Watson Hybrid Estate Agents

Unit 2 Carmel Works, Park Rd, Diss - IP22 4AS

01379 450950 • [diss@starkingsandwatson.co.uk](mailto:diss@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk/](http://starkingsandwatson.co.uk/)

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