



Willbye Avenue, Diss - IP22 4NN



Willbye Avenue

Diss

NO CHAIN! Nestled in a QUIET CUL-DE-SAC, this charming TWO BEDROOM END OF TERRACE house presents an excellent opportunity for those seeking a family home with generous accommodation and potential for FURTHER EXTENSION extension (STP). The property boasts a bright and airy feel throughout with two main receptions INCLUDING THE KITCHEN/DINING ROOM as well as a conservatory and offers tranquil views of the EXPANSIVE REAR GARDEN. Upstairs, two bedrooms and a family bathroom provide comfortable living space, ideal for families or professionals alike. Conveniently located, this home offers easy access to the town centre and train station, making it a prime location for commuters. The real selling point is the very generous and mature CORNER PLOT REAR GARDEN which features and open aspect beyond backing onto playing fields. The garden offers plenty of potential to EXTEND and improve the current accommodation if desired.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D



- No Onward Chain!
- End Of Terrace Family Home
- Very Generous Corner Plot
- Huge Extension Potential (stp)
- Two Main Receptions & Conservatory
- Two Bedrooms & Family Bathroom
- Tucked Away Position In Small Cul-De-Sac
- Easy Access For Town Centre & Train Station

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 cul-de-sac you will find a hard standing driveway suitable for 2-3 vehicles off road to the front. There is a side gate from the drive leading to the rear garden as well as main entrance door to the front.



THE GRAND TOUR

Entering the house via the main entrance door to the front you will find a small hallway with stairs to the first floor landing as well as access to the two reception in either direction. To the right is the main sitting room with a window to the front and doors to the rear leading into the conservatory with views over the rear garden. To the left of the hall is the kitchen/dining room which has been opened up over the years meaning there is now a dual aspect to front and rear. The kitchen offers a range of fitted units with space for various white goods. Off the kitchen is a small lobby with access to the rear garden and beyond is a ground floor shower room within the old outhouse. Heading up to the first floor landing you will find fitted storage and views over the garden. There are two large double bedrooms which could easily be configured to make three if desired. The largest bedroom offers a fitted wardrobe. Off the landing there is also a family bathroom with w/c, hand wash basin and bath with shower over.

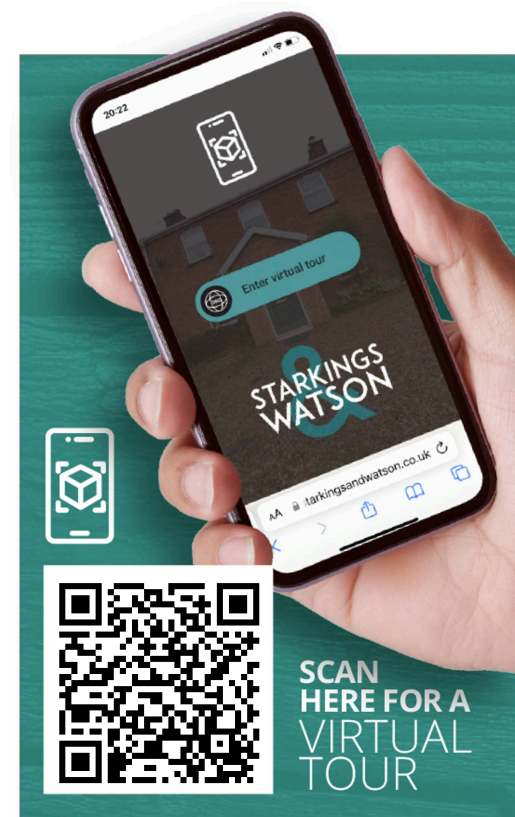
FIND US

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VIRTUAL TOUR

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

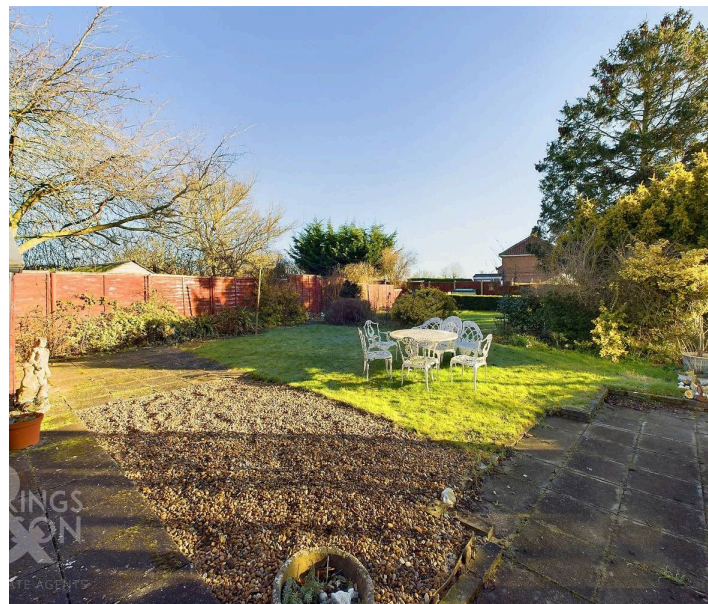


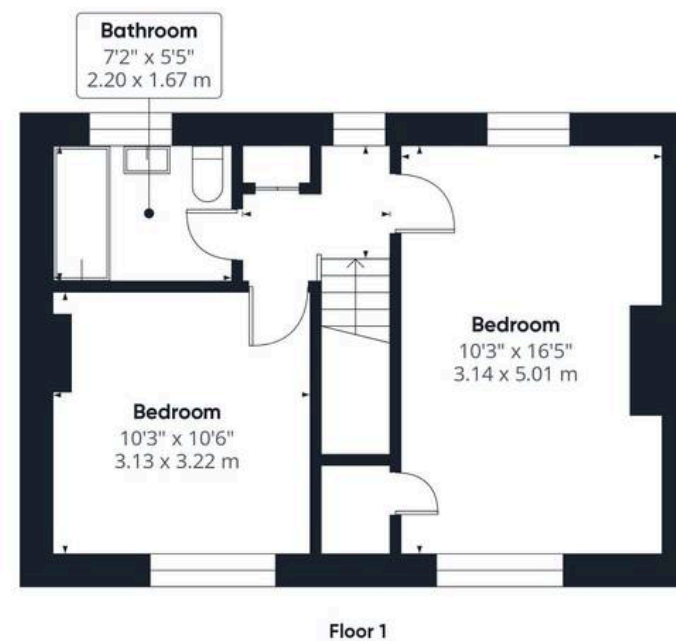
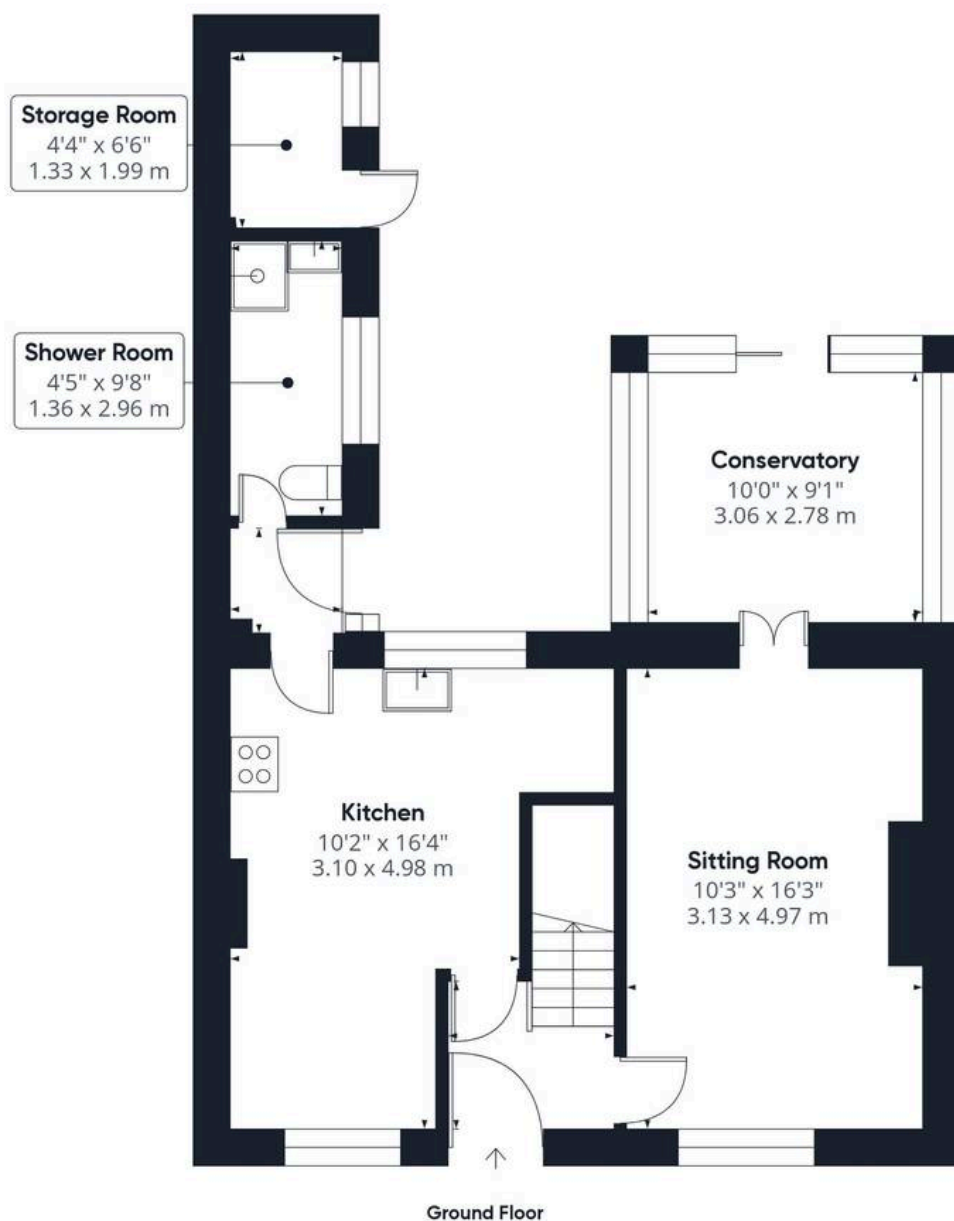




THE GREAT OUTDOORS

The impressive rear garden is somewhat larger than you might expect to find occupying a generous corner plot. The garden is private and backs onto playing fields giving the sense of even more of an open space. There is a paved patio leading from the rear of the house with access to an outhouse and timber sheds. The main part of the garden is laid to lawn with a variety of shrubs and trees creating privacy. There is lots to explore within the garden and the possibility of extending also if desired and (stp). You will also find a side gate to the side of the house leading to the front driveway.





Approximate total area⁽¹⁾
904.81 ft²
84.06 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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