



Victoria Road, Diss - IP22 4JG





## Victoria Road

Diss

Boasting elegant Georgian architecture, this SEMI-DETACHED house offers a rare blend of historic charm and contemporary comfort. Spread over a generous 1300 SQFT (stms), this property presents a wealth of living space with THREE IMPRESSIVE RECEPTION ROOMS, including a spacious lounge, dining room, and a versatile third reception room ideal for use as a study or playroom. The kitchen is well-equipped and adjoins a practical utility space, catering to modern-day convenience as well as a ground floor shower room. Upstairs, you will find THREE WELL-PROPORTIONED bedrooms and a family bathroom offering plenty of space for a growing family. Externally, To the rear is a SOUTH FACING and private well proportioned garden with the addition of DRIVEWAY PARKING to the side and front as well as a GARAGE. Located within easy walking distance of both the town centre and train station this elegant house offers such a lot for a new prospective purchaser.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E





- Semi-Detached Georgian Home
- Generous Extended Accommodation Of 1300 SQFT (stms)
- Three Impressive Receptions
- Kitchen and Utility Space
- Three Bedrooms & Two Bathrooms
- Private, Enclosed Rear Gardens
- Driveway Parking & Garage
- Well Located For Town Centre & Train Station

The property is located within easy reach of 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 Victoria Road, you will find a dropped curb onto a shingled frontage with the option of parking a car off road to the front. Running down the side of the property there is a generous hard standing driveway which provides further off-road parking for multiple vehicles and leads to the garage which is currently used as a workshop/store with an internal door leading through to the play room internally.

## THE GRAND TOUR

Entering via the main entrance door to the front you will find a welcoming entrance hallway with stairs to the first floor landing and understairs storage. The main sitting room is found to the front off the hallway with a large feature open fireplace with period features and a sash window to the front. The dining room is the next room beyond the sitting room again with another feature fireplace and window to the rear garden. Opposite off the hallway is the ground floor shower room with w/c, hand wash basin and shower. Next you will find the kitchen/dining room offering a well proportioned space with a range of wall and base level units and solid rolled edge worktops over. There is a large double range oven, butler style sink and access into the adjoining utility space. The utility space provides room for all the white goods as well as plumbing and further storage. There is a rear lobby off the utility with storage and a back door to the garden. The lobby leads into the final reception room currently used as a play room but offering flexible options. The third reception is a bright and airy space with double doors onto the garden as well as an internal door leading into the garage.

Heading up to the first floor landing you will find three bedrooms and a family bathroom. The main bedroom to the front offers a built in wardrobe as well as an inner door leading into the smallest third bedroom making it an ideal nursery. To the rear is the final bedroom and a bathroom adjacent with w/c, hand wash basin and corner bath.

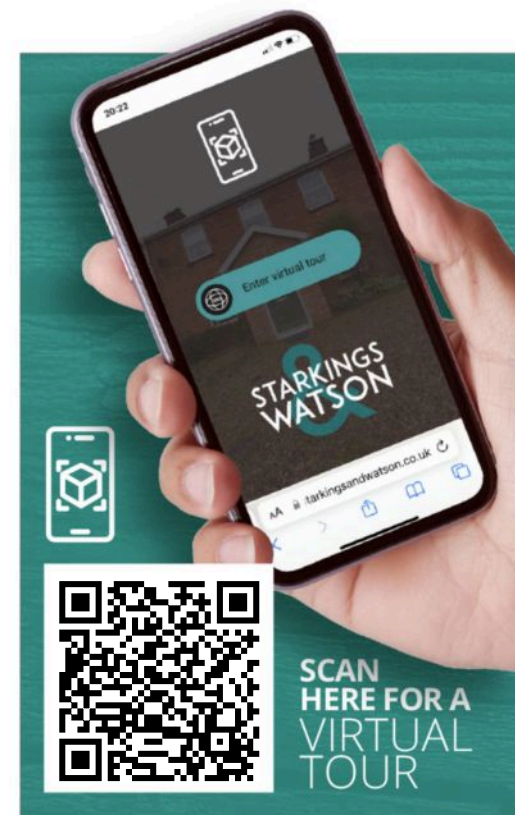
## FIND US

Postcode : IP22 4JG

What3Words : ///mermaids.paddock.riches

## VIRTUAL TOUR

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





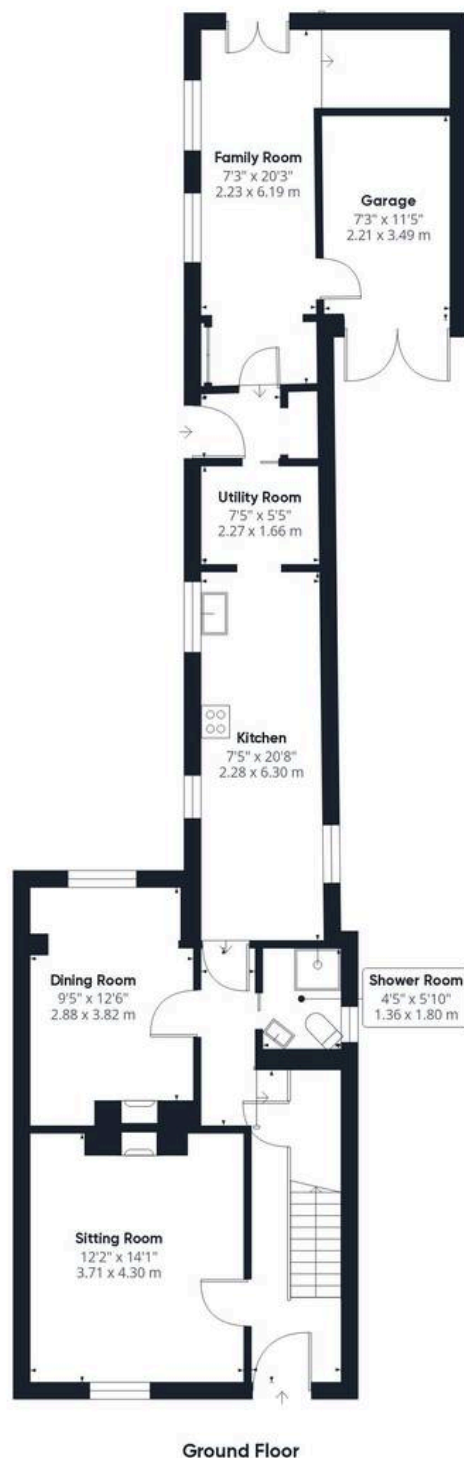






The private rear garden offers a lot more space than you might expect to find although with a good degree of privacy. Leading from the back door there is a shingled area and pathway leading to the main section of garden which laid to lawn. There is a paved patio ideal for table and chairs with a covered pergola over. The garden is flanked by planting borders and enclosed with timber fencing. There is a further paved patio to the rear of the garden also.





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

1329.33 ft<sup>2</sup>

123.5 m<sup>2</sup>

(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**





## 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/)

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.