



Sunnyside, Diss - IP22 4DS



Sunnyside

Diss

*****SEALED BIDS INVITED***** Friday the 9th of May by 12pm. Further details found below in the agents notes section. NO CHAIN! Introducing an EXCEPTIONAL OPPORTUNITY to acquire a remarkable DETACHED property nestled in a SOUGHT AFTER & TUCKED AWAY location with the clear potential for RE-DEVELOPMENT AND/OR RENOVATION. This THREE BEDROOM detached house boasts an exciting potential re-development project or renovation with a letter from the local council advising the potential of three individual dwellings could be built on site (subject to full planning). The property sits proudly on a sprawling 0.45-acre plot (stms) with vast scope for customisation and expansion within the plot whether a purchaser is looking to renovate the house and outbuildings or re-develop. With sealed invited bids to be submitted by 12 pm on Friday, May 9th, this property presents a unique chance to create your dream home. The current footprint spans approximately 1500 sqft (stms) and features three receptions and three bedrooms, ensuring ample living space for family life.



Furthermore, the property comes complete with an extensive range of garaging and outbuildings, providing endless possibilities for various uses.

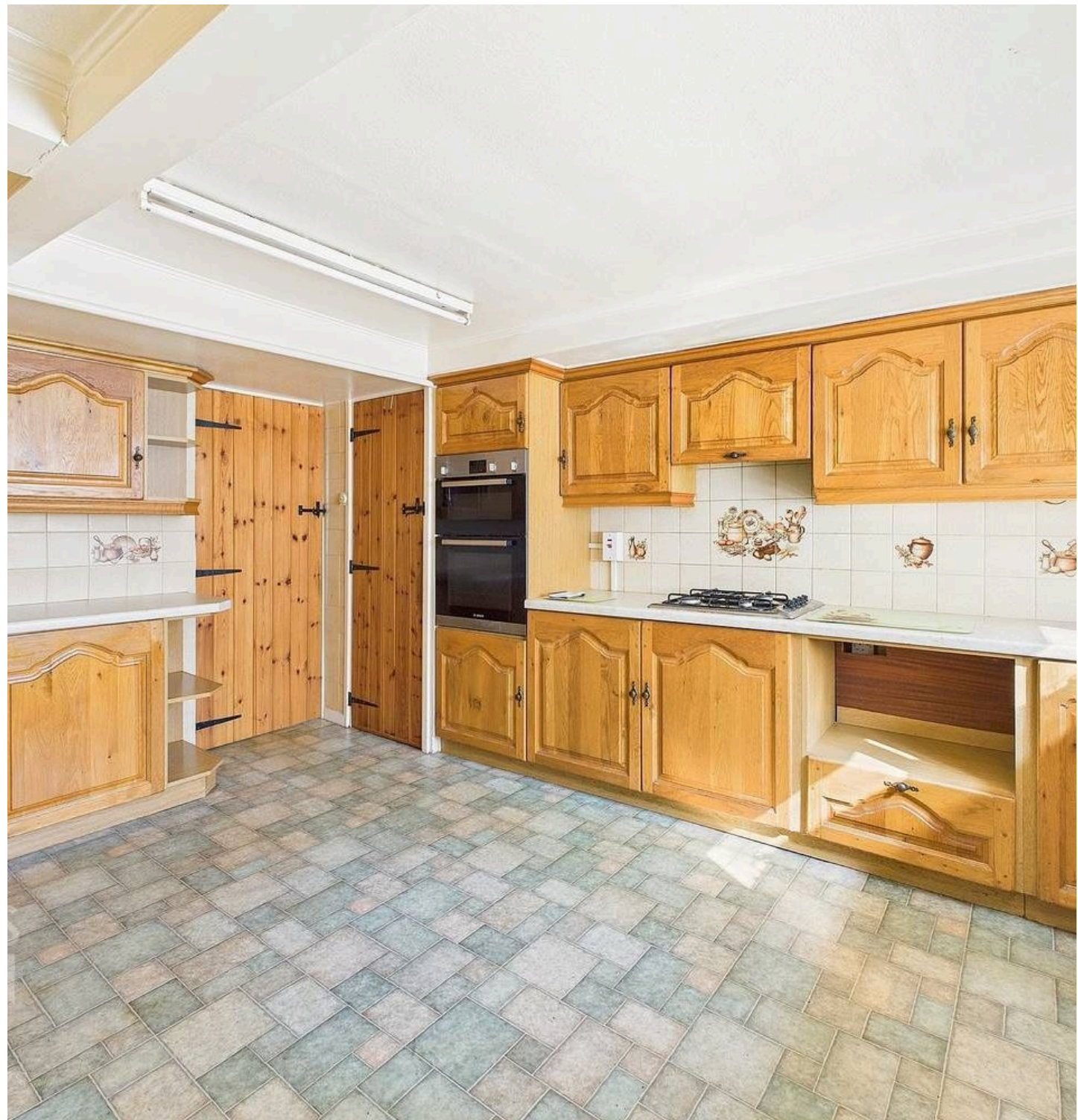
Tucked away within the town centre, this property offers a perfect blend of privacy and convenience.

Council Tax band: D

Tenure: Freehold

- Detached Family Home
- Exciting Potential Re-Development Project Or Renovation
- Large 0.45 Acre Plot (stms) With Huge Scope
- Sealed Invited Bids By 12pm Friday 9th Of May
- Current Footprint Of 1500 SQFT (stms)
- Three Receptions & Three Bedrooms
- Extensive Range Of Garaging & Outbuildings
- Tucked Away & Well Located Within The Town Centre

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 Sunnyside within easy reach of the town centre you will find a long shingled driveway from the roadside to the range of outbuildings at the rear of the plot. There are main entrance doors to both sides of the house.

THE GRAND TOUR

Entering via the door to the side driveway the current footprint offers an entrance porch leading to the kitchen, utility space and dining room in different directions. The kitchen leads through to the main entrance hall on the far side of the house with the stairs to the first floor landing. The hallway gives access to the main sitting room located at the front of the house with a large fireplace. The utility room also offers a ground floor w/c and leads through to the extended sunroom overlooking the garden.

Heading up to the first floor landing you will find three ample bedrooms all to one side of the house with the addition of a w/c and separate bathroom. In addition there are two useful store rooms with limited head height, one off the main bedroom and the other off the main bathroom. With the addition of Dorma windows these could easily become useable bedrooms (stp). The current footprint of the house spans some 1520 SQFT (stms).

AGENTS NOTES

The sealed bids process is as follows; Offers are invited either in writing to the Diss office 2 Carmel Works, Park Road, Diss, IP22 4AS OR via email Diss@starkingsandwatson.co.uk The deadline for offers is 12pm on Friday the 9th of May.

There are various plans and correspondence available by request from the office from discussions with the local council re the possible planning on the site. The council have indicated there is a possibility of re-developing the site offering three separate dwellings. Full planning permission would of course need to be sought however.

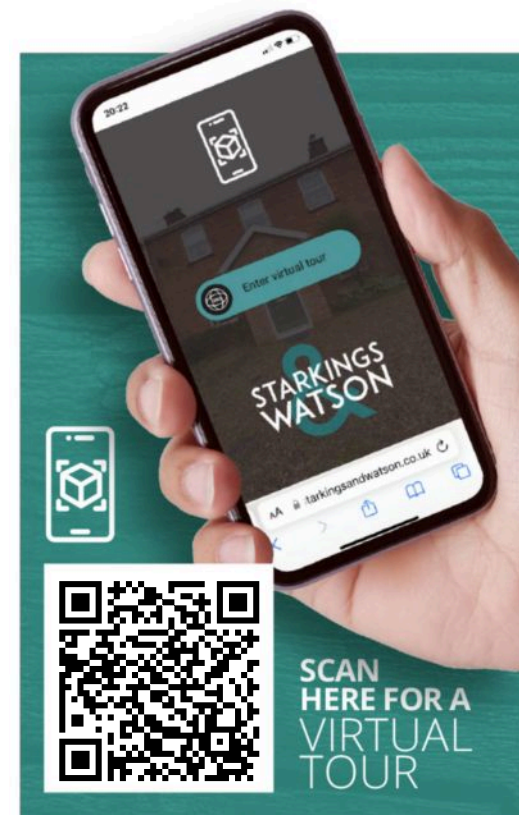
FIND US

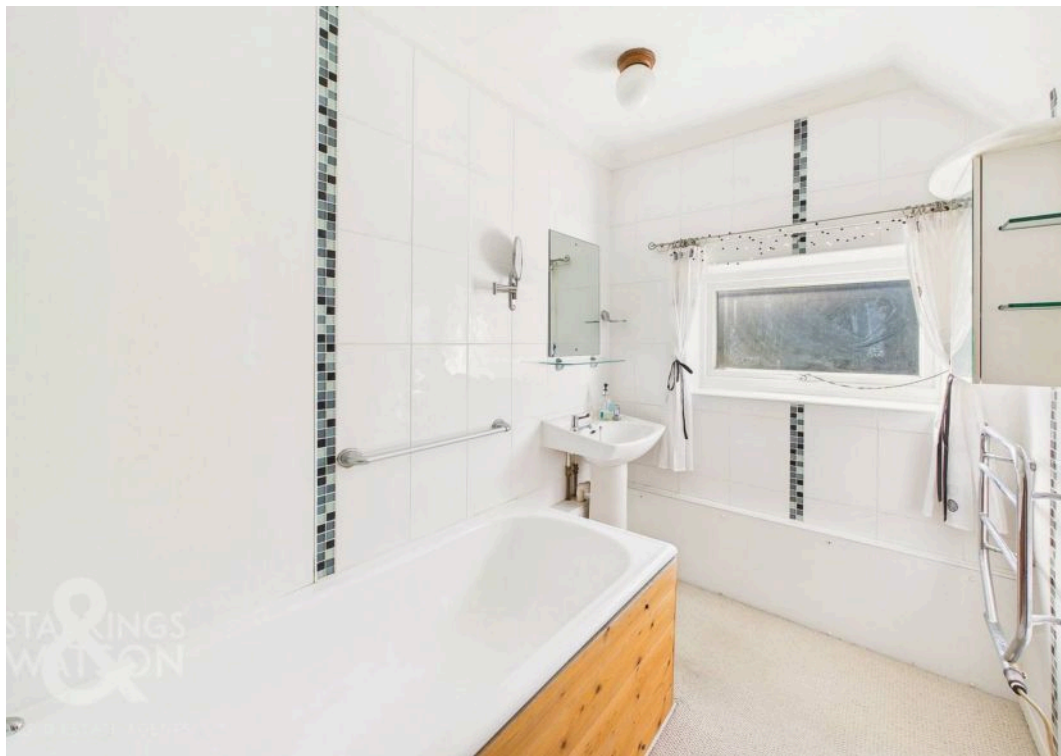
Postcode : IP22 4DS

What3Words : [///chartered.connected.dorm](https://www.what3words.com/chartered.connected.dorm)

VIRTUAL TOUR

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







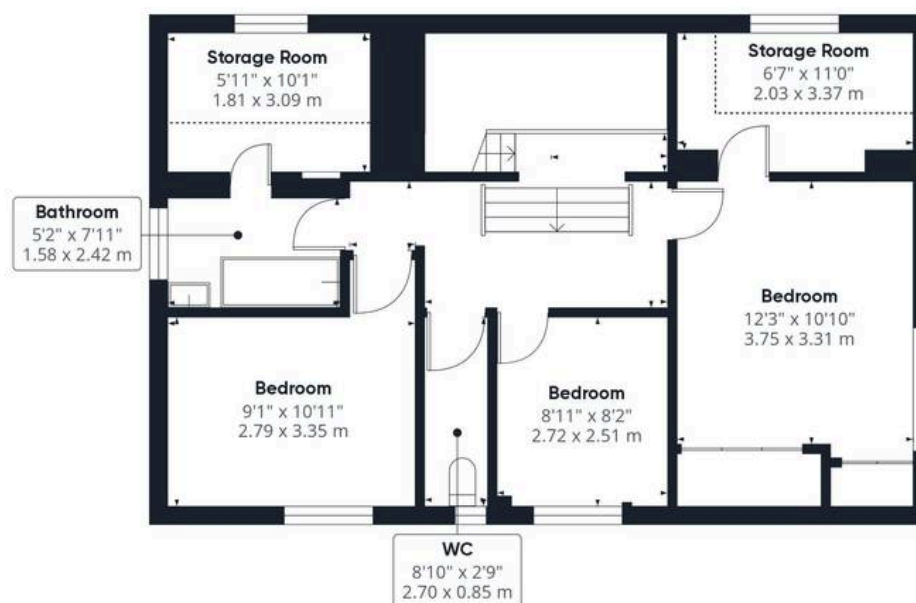
THE GREAT OUTDOORS

The total plot spans to approximately 0.45 Acres (stms) with the current dwelling sitting fairly centrally within the plot. Gardens therefore span around the front side and rear of the house itself alongside a wide range of outbuildings offering extremely generous space for both re-development, workshop, garaging and studio space. The gardens are mature and well stocked with a variety of trees and shrubs as well as generous lawns to the rear and side, one of which was once a bowls green.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1520.42 ft²

141.25 m²

Reduced headroom

72.41 ft²

6.73 m²

(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



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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.