



Frenze Road, Diss - IP22 4PB





## Frenze Road

Diss,

Situated in a desirable location within EASY ACCESS of the TRAIN STATION and the TOWN CENTRE is this attractive FOUR BEDROOM DETACHED HOME which presents itself as the perfect family home. Boasting over 1700 SQFT internally, this property offers ample living space for the whole family to enjoy. The ground floor comprises a porch entrance and bright hallway leading to the spacious kitchen/breakfast room, separate utility, and TWO IMPRESSIVE RECEPTION rooms featuring a woodburner, ideal for cosy evenings in and entertaining guests. Upstairs, the property hosts THREE DOUBLE BEDROOMS, one single and a family bathroom. The private and enclosed rear garden is a standout feature, complete with a generous lawn, large paved patio, decking area, and a covered outside entertaining space with a bar and space for a hot tub, perfect for hosting family gatherings. The garden also incorporates mature planting borders, trees, and an enclosed allotment space with raised beds and a timber storage shed. Additionally, the property includes an IMPRESSIVE DRIVEWAY to the front suitable for a number of VEHICLES OFF ROAD as well as a SINGLE GARAGE.





The property also includes planning permission approved for an extension to the rear with further scope for a double storey extension if required and STP making it a truly remarkable find. Conveniently positioned for easy access to the town centre and train station with further links to LONDON and beyond, this property offers the perfect blend of comfort and convenience for modern family living.

- Detached Family Home
- Over 1700 SQFT Internally (stms)
- Kitchen/Breakfast Room & Separate Utility
- Two Impressive Receptions With A Woodburner
- Four Double Bedrooms & Family Bathroom
- Private & Enclosed Rear Garden With Allotment Space
- Impressive Driveway & Single Garage
- Planning Permission Approved For Extension
- Well Located For Town Centre & Train Station

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

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

Accessed off Frenze Road there is a large shingled driveway to the front providing plenty of off road parking for at least 6 vehicles and/or caravan. The driveway leads to the single attached garage to the side with potential to extend above if required. The garage offers an up and over door with power and light. To the front there is also a covered wood store and the main entrance door into the porch entrance.

#### THE GRAND TOUR

Entering via the main entrance door off the driveway, you will find a welcoming entrance porch with storage space for coats and shoes and a door that leads into the main hallway. The hallway provides attractive original parquet flooring with stairs to the first floor and understairs storage as well as access to the ground floor W/C. Immediately in front you will find the extended kitchen/breakfast room with access to the separate utility space. The kitchen offers a range of wall and base level units with rolled edge work surfaces over as well as a breakfast bar, space for a double range oven and extractor fan over as well as space for dishwasher and double American fridge/freezer. The kitchen overlooks the rear garden and also offers a door leading out onto the rear terrace. The separate utility space offers a further range of base level storage with a second sink as well as space and plumbing for washing machine and dishwasher as well as the wall mounted gas fired boiler. The next room off the hallway is the separate dining room with wood flooring and large window overlooking the rear garden.

From the dining room there is an attractive archway leading into the main sitting room with a continuation of the the same wood flooring, a dual aspect to front and rear as well as tiled hearth fireplace housing a wood burner. From the sitting room you will find a door to the rear leading into the extended conservatory which offers a pleasant aspect overlooking the garden as well as double doors leading out.

Heading up to the first floor landing you will find a bright galleried landing with airing cupboard storage as well as loft hatch access. Off the landing immediately ahead is the family bathroom with a shaped panelled bath with shower over as well as WC and hand wash basin. The first bedroom is a comfortable double overlooking rear garden with two built in storage cupboards. Adjacent is the largest double bedroom also overlooking the rear garden with built in storage cupboard. There are then two further double bedrooms, one to the front with a single built in storage cupboard and another overlooking the garden to the rear with two built in storage cupboards.

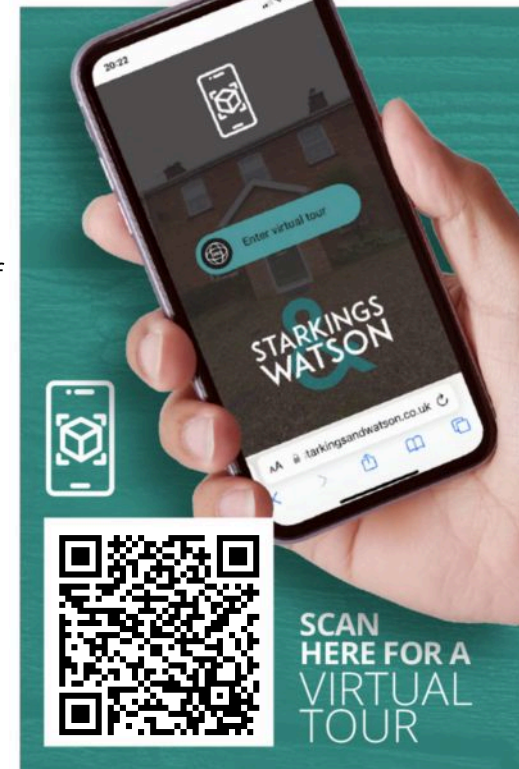
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## THE GREAT OUTDOORS

The private and rear garden offers a generous amount of lawn as well as a large paved patio and decking area leading from the rear of the house. A pathway leads to a covered outside entertaining area housing a bar and space for a hot tub ideal for family gatherings. The lawn is flanked by mature planting borders and mature trees as well as hedging. There is a gate and fence to the rear of the garden that leads into an enclosed allotment area of the garden with raised beds for planting and a timber storage shed as well as a greenhouse. To the side of the house there is a further timber storage shed as well as access to the rear of the garage and to the other side there is gated side access leading to the front driveway.





Ground Floor



Floor 1

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

1770.44 ft<sup>2</sup>

164.48 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 are based on RICS IPMS 3C standard.

**GIRAFFE360**





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