



Willbye Avenue, Diss - IP22 4NN



Willbye Avenue

Diss

Located in a popular location within the town and set back from the road, this IMPRESSIVE THREE BEDROOM END OF TERRACE HOME offers a wonderful opportunity for family living. Extending to almost 1000 SQFT of INTERNAL ACCOMMODATION (stms) the property features a wealth of space both internally and externally, with an inviting layout that includes a large double-sized reception room ideal for entertaining, a study/fourth bedroom for working from home, a RE-FITTED KITCHEN and utility area with a convenient W/C, a RE-FITTED FOUR PIECE FAMILY BATHROOM and three generously-sized bedrooms. The property benefits from further potential for expansion subject to planning permission to the rear. Outside, the property boasts a huge shingled DRIVEWAY providing AMPLE PARKING SPACE, making it perfect for families with multiple vehicles. In addition the rear garden is equally as impressive with plenty of space for all the family to enjoy with the addition of multiple storage sheds, patio areas and lawns. Situated conveniently close to the town and train station, this home offers both comfort and convenience for its residents.

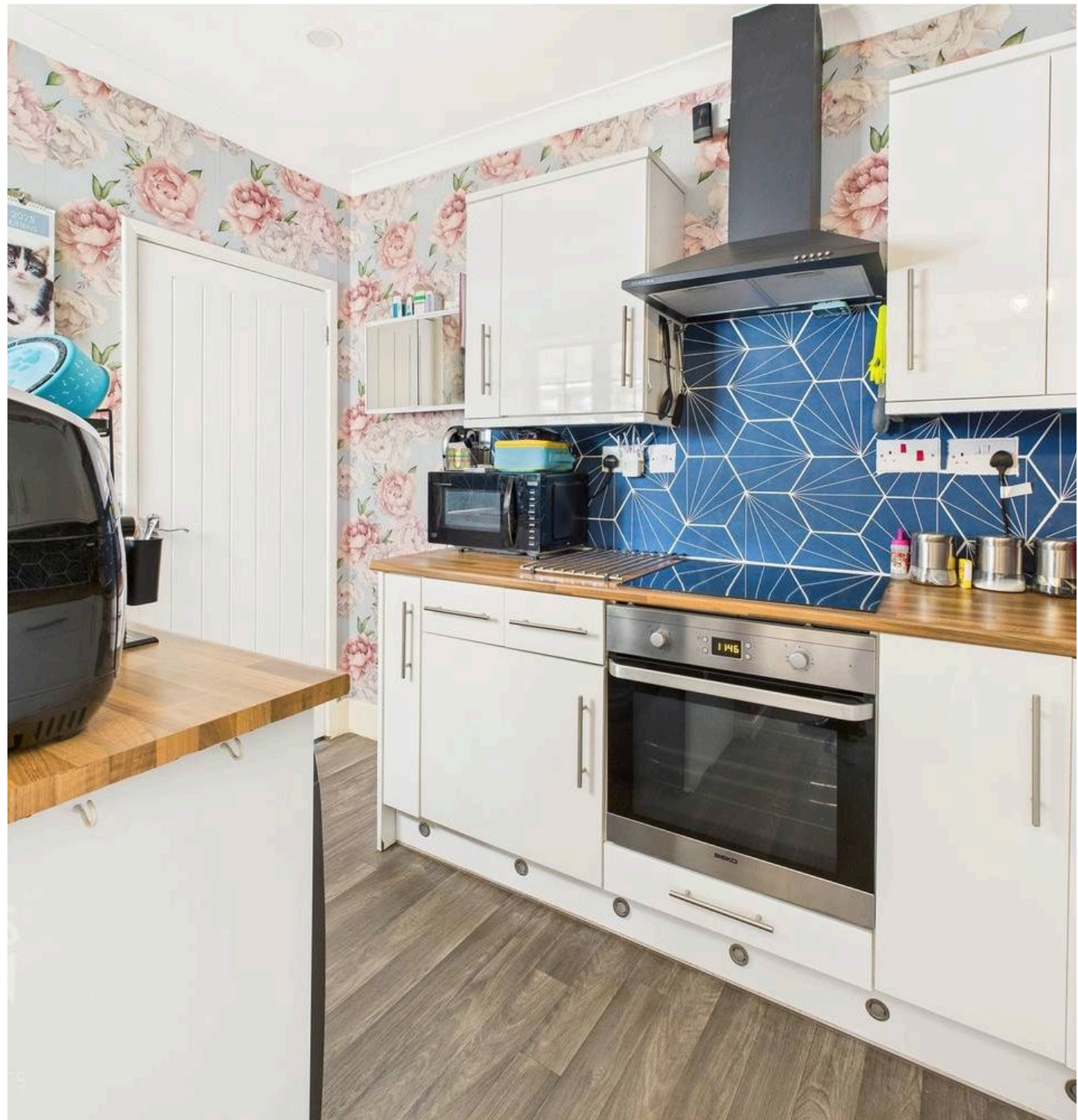
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- End of Terrace Home
- Impressive Plot With Large Gardens
- Large Double Sized Reception Room & Study
- Kitchen & Utility Area with W/C
- Three Generous Bedrooms & Re-fitted Bathroom
- Further Room For Extension (stp)
- Huge Shingled Driveway With Plenty Of Parking
- Well Located For Town & 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 a large shingled driveway and impressive frontage, you will find plenty of parking for multiple vehicles, a real feature of the home. As well as lawns to the side there is a gate to the side leading into the rear garden. The main entrance door can be found to the side leading into the hallway.

THE GRAND TOUR

Entering via the main entrance door to the side there is a hallway with stairs to the first floor landing as well as plenty of storage built in. The door to the left leads into the main reception space which is double sized providing ample space for all the family to enjoy. There is a feature fireplace as well as two large windows to the front including a bay. To the end of the hallway is the kitchen which has been re-fitted in recent years and offers a range of modern units with wood effect worktops over. There are integrated appliances to include electric oven, hob and extractor fan as well as space for fridge/freezer and washing machine. The lobby/utility area provides a door out to the rear garden as well as access to the ground floor w/c. Beyond is the ground floor study or possible fourth bedroom depending on preference. Heading up to the first floor landing there are three ample bedrooms with a family bathroom also. The main bedroom to the front offers a range of fitted wardrobes. The family bathroom has been completely re-fitted and now offers a tiled space with jacuzzi bath, separate rainfall shower, w/c and hand wash basin.

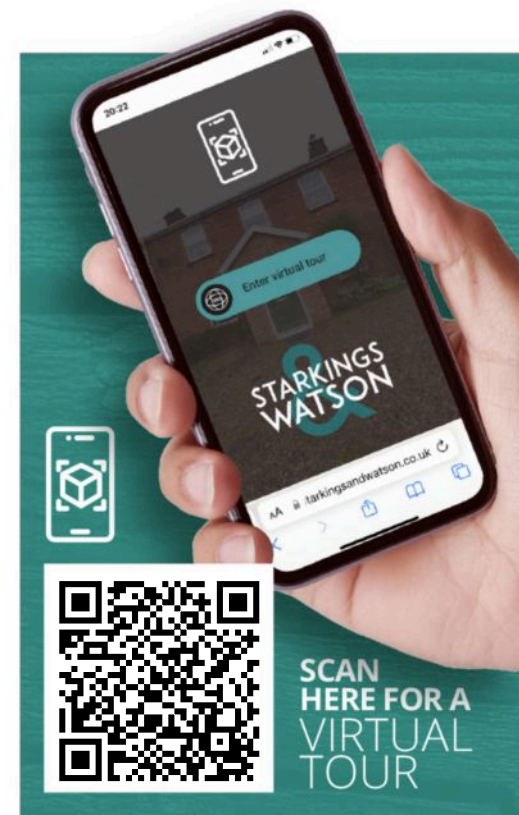
FIND US

Postcode : IP22 4NN

What3Words : ///conspired.shampoo.topmost

VIRTUAL TOUR

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







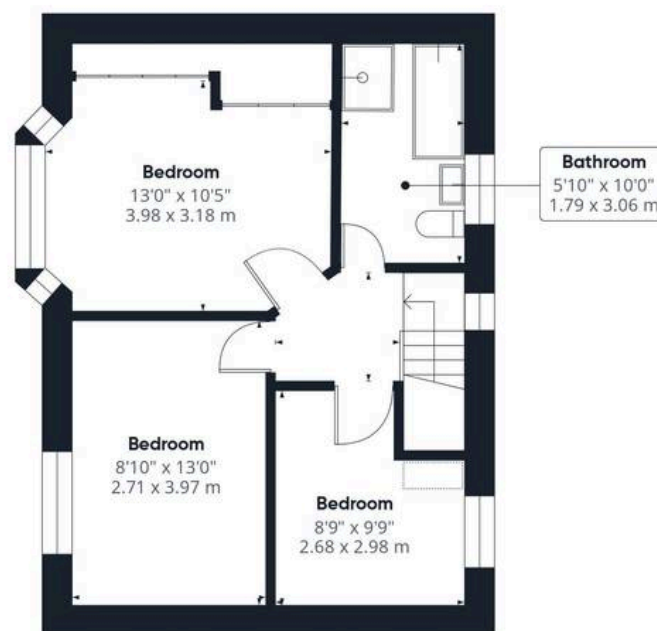
THE GREAT OUTDOORS

The rear garden is of a very generous size and laid out into a number of different sections. Initially you will find a covered terrace providing the ideal space for outside dining and entertaining. The hard standing give way to a section of lawn with various sheds and outbuildings providing useful storage. You will find a space for a large covered fish pond and a further hard standing paving area. The large expansive lawns can be found beyond with an array of mature planting and shrubs. The garden leads to the very bottom via a covered pergola and is enclosed with timber fencing on all sides providing a private and secure garden space.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

999 ft²

92.7 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 are based on RICS IPMS 3C standard.

GIRAFFE360



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