



Riverside Maltings, Diss - IP22 4RA



Riverside Maltings

Diss

Perfectly positioned to overlook the River Waveney behind, this LINK-DETACHED HOUSE offers a well proportioned living space approx. 900 Sq. Ft (stms) to include a brick weave DRIVEWAY and to the front of the home and adjoining GARAGE to the side. The ground floor offers a PORCH ENTRANCE leading to a brilliant FREE-FLOWING design for ease of access between the 19' DUAL ASPECT kitchen and dining room with INTEGRATED COOKING APPLIANCES and large sitting room which backs on to the rear garden through updated French doors. The first floor gives way to THREE BEDROOMS with the larger boasting wall to wall BUILT IN WARDROBES and the second room, an EN-SUITE SHOWER ROOM with three piece bathroom to share between all rooms. The rear garden offers both PRIVACY and space with a large flagstone patio seating area and open lawn backing towards the scenic views behind.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



- Link-Detached House
- Attractive Free-Flowing Lay Out On The Ground Floor
- 19' Dual Aspect Kitchen/Dining Room With Integrated Appliances
- Newly Fitted French Doors In Sitting Room To The Rear Garden
- Three Well Proportioned Bedrooms
- Family Bathroom & En-Suite Shower Room
- Large Rear Garden Overlooking Green Belt Onto The River Waveney
- Garage & Driveway

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

Turning into this popular close, the property emerges to your left hand side where a brick with driveway allows for parking of multiple vehicles in front of the garage with lawn space to the right for added colour with potential to be turned into further parking if needed.

THE GRAND TOUR

Once inside, a porch entrance is the first place to meet you, leaving more than enough space for coats and shoes before heading indoors to the rest of the property. The central hallway grants access to both of the key living spaces within this home as well as stairs for the first floor and under the stairs storage cupboard. Due to its free flowing design, the ground floor accommodation blends seamlessly with one another. Heading directly forwards, the sitting room is the first place to greet you. This room is immaculately presented similarly to the rest of the home with recently upgraded uPVC double glazed French doors backing onto the rear garden with tree lined views in the distance. Through from here the 19' dual aspect kitchen and dining room can be found with the rear of the property offering the ideal space for a formal dining or breakfast table whilst the front of the home is occupied by a wide array of wall and base mounted storage units which in turn give way to an integrated oven and hob of extraction above with all tiled splashbacks adorning the walls and space with coming remaining for further white goods.

The first floor landing splits in both directions to allow access into all bedrooms whilst turning to your right you will pass a handy storage cupboard and head into the three piece family bathroom suite featuring a part tiled surround with shower head and glass being mounted over the bath and space for extra vanity storage.

The second bedroom sits just next door a well proportioned double room leaving more than enough space for soft furnishings featuring tree line views to the rear of the home and behind the addition of the en-suite shower room comprising a corner shower unit and turning to the left as you round the stairs. The smaller of the bedrooms can be found at the end of the hallway with a front facing aspect, this room is more than large enough to accommodate a single bed or to potentially be used as the nursery if desired. The largest of the bedroom sits just behind, again encapsulating the wonderful tree line views towards the River Waveney behind this home. This room is laid with all carpeted flooring and has the added benefits of floor to ceiling double built in wardrobes leaving more than enough remaining floor space to accommodate additional soft furnishings or storage

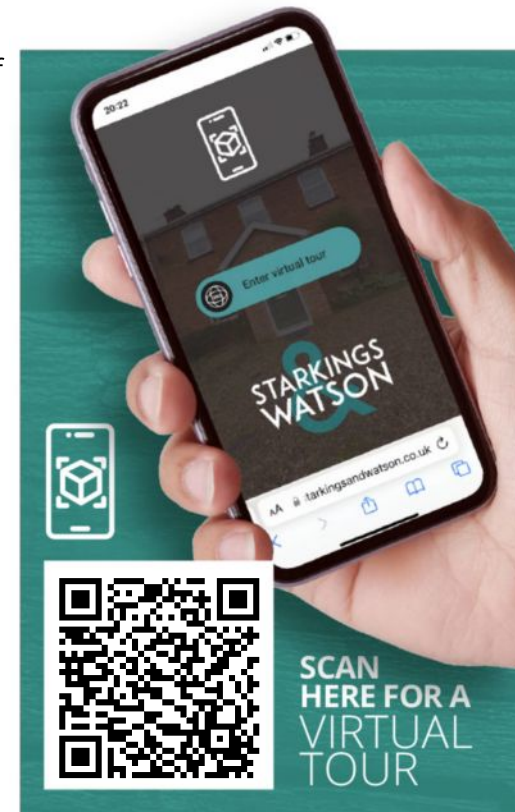
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VIRTUAL TOUR

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



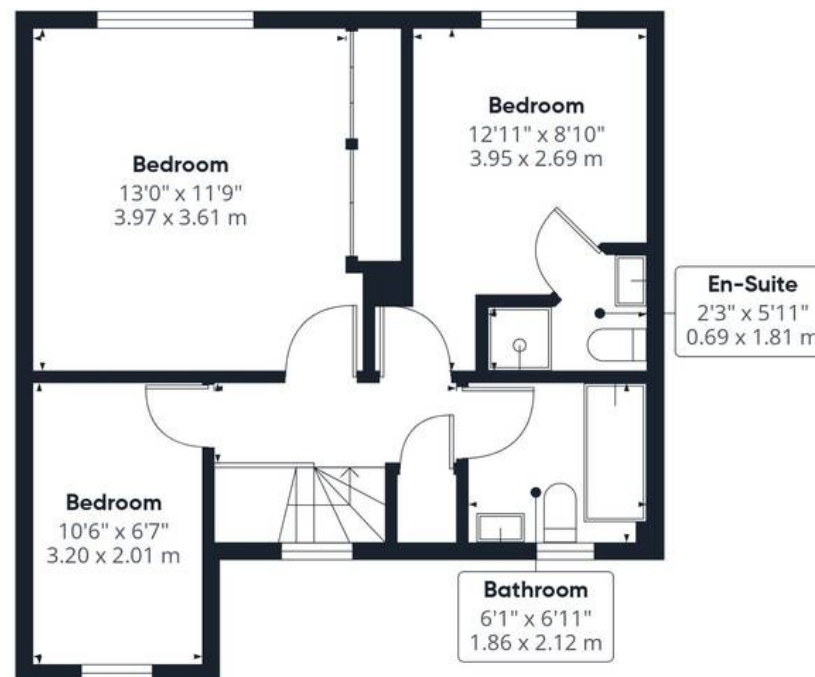




THE GREAT OUTDOORS

The rear garden is accessed by the sitting room where initially a flagstone patio extends the width of the home creating the ideal space to sit for family and friends to enjoy the summer sunshine. The property is bordered to be made fully enclosed with a mixture of stone and flint walls with mature hedges and borders leading towards a small wooden picket fence at the very rear of the garden to help encapsulate the views to the rear.





Floor 1

Approximate total area⁽¹⁾
901 ft²
83.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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