

18 Ensign Way
Diss
IP22 4GP



18 Ensign Way

Guide Price £375,000

THE IMMACULATE DETACHED FAMILY HOME...

Upon entering you are welcomed into a pleasant entrance hall with WC cloakroom and stairs leading up to first floor landing. The ground floor layout is light and airy and offers an inviting layout.

The dual aspect lounge offers a sunny aspect with French doors leading out to rear garden, and a feature fireplace creating a central focal point to the room. The dining room is at the front of the property and leads through to an updated kitchen with shaker style cabinets features an integrated single oven, gas hob with extractor over, integrated microwave and dishwasher, matching base and eye level units, along with a window overlooking the rear garden and door way leading through to utility room, which has space for an American style fridge/freezer with space and plumbing for a washing machine and a door leading out to rear garden.

On the first floor there are three bedrooms and the family bathroom off the landing. The master bedroom has built-in wardrobes and a modern three piece ensuite shower room.

The current vendors have cleverly created a second floor loft conversion with two further double bedrooms.

Outside is single garage and brick weave driveway with a path through the front garden. This larger than average plot has a generous rear garden which is mainly laid to lawn and enclosed by panel fencing. There is a fabulous decking area ideal for entertaining leading to a substantial summerhouse, which the current owners have turned into a bar housing power and light, this would also make a fantastic space as a "working from home" area.

The property is immaculately presented throughout and would make a wonderful home for a growing family.

Located close to all amenities, schools and the train station.

AGENTS NOTES...

Council Tax Band: D

Awaiting EPC

Local Authority
South Norfolk District Council

Council Tax Band D

EPC Rating C



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GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



2ND FLOOR
237 sq.ft. (22.0 sq.m.) approx.



TOTAL FLOOR AREA: 1121 sq.ft. (104.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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