



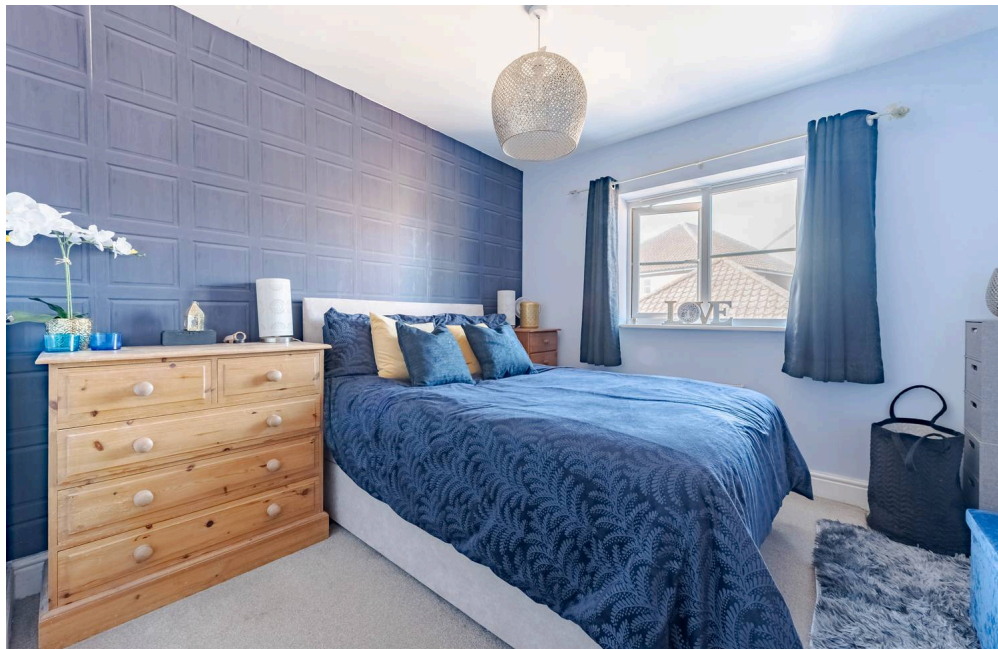
4 Prince William Way, Diss - IP22 4UE

OIRO £280,000 Freehold

Designed for easy, modern living, this well-presented four-bedroom semi-detached home delivers style, space and energy efficiency in equal measure. Built in 2018 and offered with no onward chain, it features a generous kitchen/diner with modern fitted units and integrated appliances, a bright lounge with French doors to the garden, and a practical downstairs WC. Upstairs includes four bedrooms, one with an en-suite, and a sleek family bathroom. Ideal for first-time buyers or families, the property also benefits from a south-westerly facing garden, off-road parking, a single garage, and solar panels, all set within a well-connected area close to the heart of Diss.

Location

Prince William Way enjoys a well-connected position in the vibrant market town of Diss, known for its rich history, charming architecture and strong community spirit. Residents benefit from nearby amenities including supermarkets, schools, cafés and sports facilities, while the bustling town centre and scenic Mere are just a short walk away. Diss Station offers regular direct services to Norwich, Ipswich and London Liverpool Street, making this a convenient location for commuters and families alike. The surrounding countryside also provides ample opportunities for outdoor pursuits and weekend exploration.

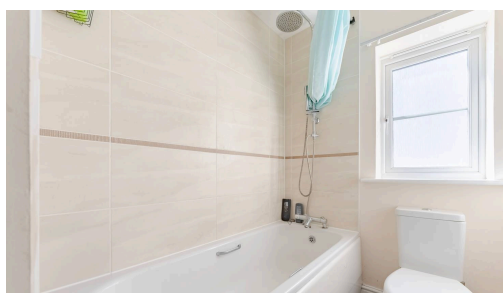


Agents notes

We understand that the property will be sold freehold, connected to all main services.

Heating system- Gas Central Heating

Council Tax Band- C



Prince William Way, Diss

Step into this beautifully presented home through a welcoming entrance hall, where wood-effect tiled flooring flows throughout the ground floor. Immediately to your right is a practical and conveniently located WC, along with two useful storage cupboards to keep daily essentials neatly tucked away.

Continue into the bright dual-aspect kitchen/diner, thoughtfully finished with modern fitted cabinetry, wood-effect counters, and a stylish tiled splashback. It's well equipped with twin ovens, an electric hob and extractor, an integrated fridge freezer, and plumbing for both a washing machine and dishwasher. There's also ample room for a dining table, making it a perfect space for everyday living and entertaining.

From here, step into the spacious and airy lounge, complete with a contemporary accent wall and statement pendant lighting. French doors open onto the rear garden, filling the room with natural light and offering easy access to the outdoor space.

Upstairs, the landing houses a built-in storage cupboard and leads to four well-proportioned bedrooms. The master bedroom enjoys its own en-suite shower room with a corner shower cubicle, low-level WC, hand wash basin, and tiled splashbacks. Bedroom two is a generous double, while bedrooms three and four provide versatile options for children, guests, or working from home.

The family bathroom completes the first floor with a bath and shower over, low-level WC, hand wash basin, and tasteful tiling.

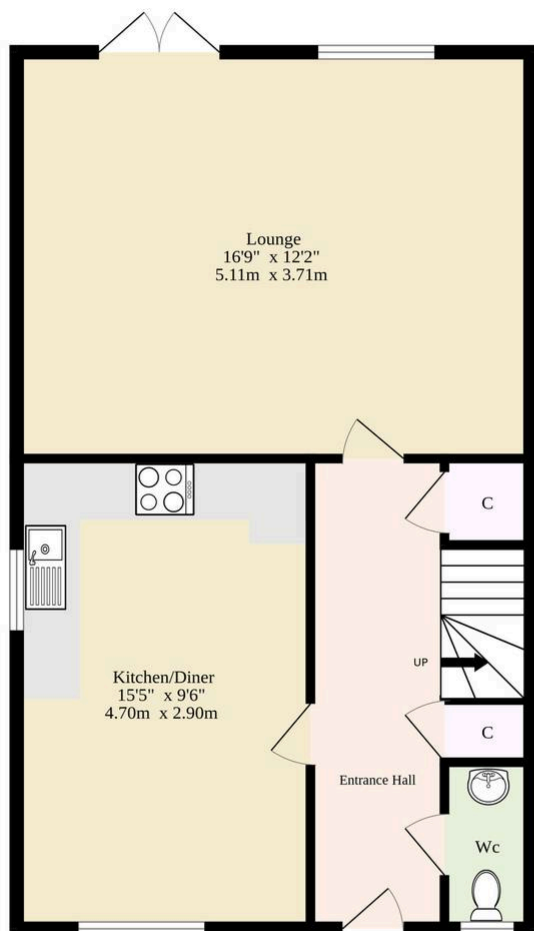
Additional features include solar panels and double glazing, helping to reduce energy costs while maintaining year-round comfort and efficiency.

The rear garden enjoys a desirable south-westerly aspect and has been thoughtfully landscaped with ease of upkeep in mind. Predominantly laid to shingle with a defined patio seating area, it offers a private and sunny space ideal for outdoor dining, entertaining, or simply relaxing in the afternoon sun. The garden is fully enclosed by a mix of panel fencing and attractive brick walling, creating a secure and secluded feel, with a hardstanding pathway leading to a rear gate.

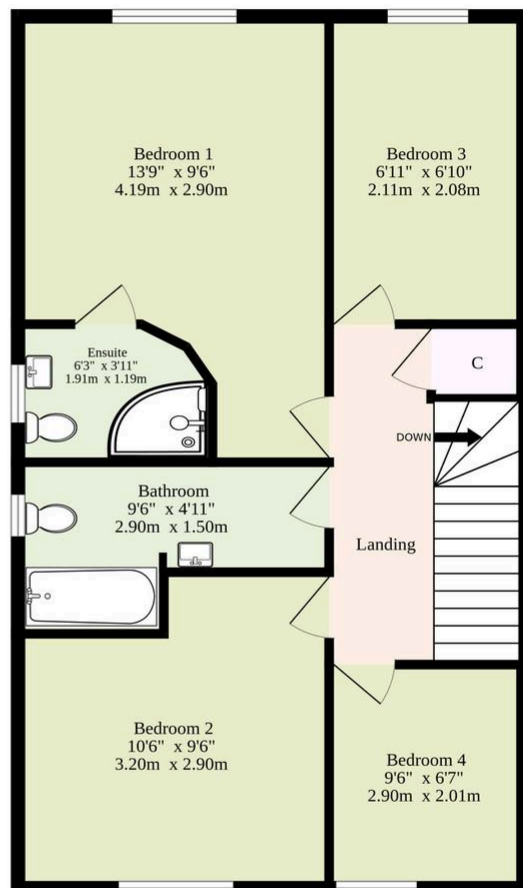
Beyond the garden, a single garage provides secure storage or sheltered parking, accompanied by an off-road parking space directly in front. This practical addition ensures everyday convenience for homeowners and guests alike.



Ground Floor
410 sq.ft. (38.1 sq.m.) approx.



1st Floor
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 980sq.ft. (91.0 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. This 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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