



**Ensign Way, Diss IP22 4GP**

**welcome to**

## **Ensign Way, Diss**

A 3 bed detached property offering NO ONWARD CHAIN. A brilliant house situated in a desirable town location close to the train station which is on the main line towards London Liverpool Street. The property also benefits from off road parking with a single garage.

### **Location**

The busy market town of Diss provides, amongst other things, a mainline rail station with commuter service to London Liverpool Street in around 90 minutes, making the area popular and convenient for commuters. The town itself is essentially self-sufficient offering an excellent range of shops and services along with schools at Primary, High and Sixth Form level. Furthermore, a number of cultural activities take place throughout the year including Theatre, Classical Concerts and an Art Exhibition.

### **Accommodation**

#### **Entrance Hall**

Front aspect double glazed door, radiator, carpet, understairs storage cupboard, stairs leading to the first floor and doors to;

#### **Cloakroom**

Side aspect double glazed window, low level flush wc, corner wash hand basin with tiled splash back and radiator.

#### **Kitchen**

11' 5" x 6' 2" ( 3.48m x 1.88m )  
Front aspect double glazed window. Fitted kitchen with wall and base units, stainless steel sink and drainer, work surfaces, tiled splash back, wall mounted boiler, integrated electric oven and gas hob with extractor fan, wooden effect laminate flooring, spaces for full height fridge/freezer, washing machine and tumble dryer.

#### **Lounge**

13' 5" Max x 13' ( 4.09m Max x 3.96m )  
Rear aspect double glazed french doors leading in to the conservatory, radiator, carpet, tv and telephone points.

#### **Conservatory**

8' x 11' ( 2.44m x 3.35m )  
Dual aspect double glazed windows, side aspect double glazed french doors leading out into the rear garden, radiator and lino flooring.

#### **Landing**

Carpet, loft hatch and doors to;

#### **Bedroom One**

10' 3" x 14' 2" ( 3.12m x 4.32m )  
Front aspect double glazed window, built in double wardrobe, carpet, radiator and door to;

#### **En-Suite**

Rear aspect double glazed window, low level flush wc, wash hand basin, double shower cubicle with fully plumbed shower, radiator and part tiled walls.

#### **Bedroom Two**

11' 2" x 9' 10" ( 3.40m x 3.00m )  
Rear aspect double glazed window, radiator, carpet and built in double wardrobe.





### **Bedroom Three**

13' Max x 8' 5" ( 3.96m Max x 2.57m )

Front aspect double glazed window, over the stairs storage cupboard, carpet and radiator.

### **Bathroom**

Side aspect double glazed window, panelled bath with mixer taps and shower attachment, low level flush wc, wash hand basin, part tiled walls, radiator and lino floor.

### **Outside**

The rear garden benefits from a laid to lawn area with mature borders, garden shed and gated access to the side. Enclosed via fencing and brick garden wall.

### **Garage**

19' 10" x 9' 8" ( 6.05m x 2.95m )

Electric, concrete flooring, up and over doors at the front and rear aspect.



### **Services**

Mains Electricity  
Mains Water  
Mains Drainage  
Mains Gas

**Council Tax Band: C**



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welcome to

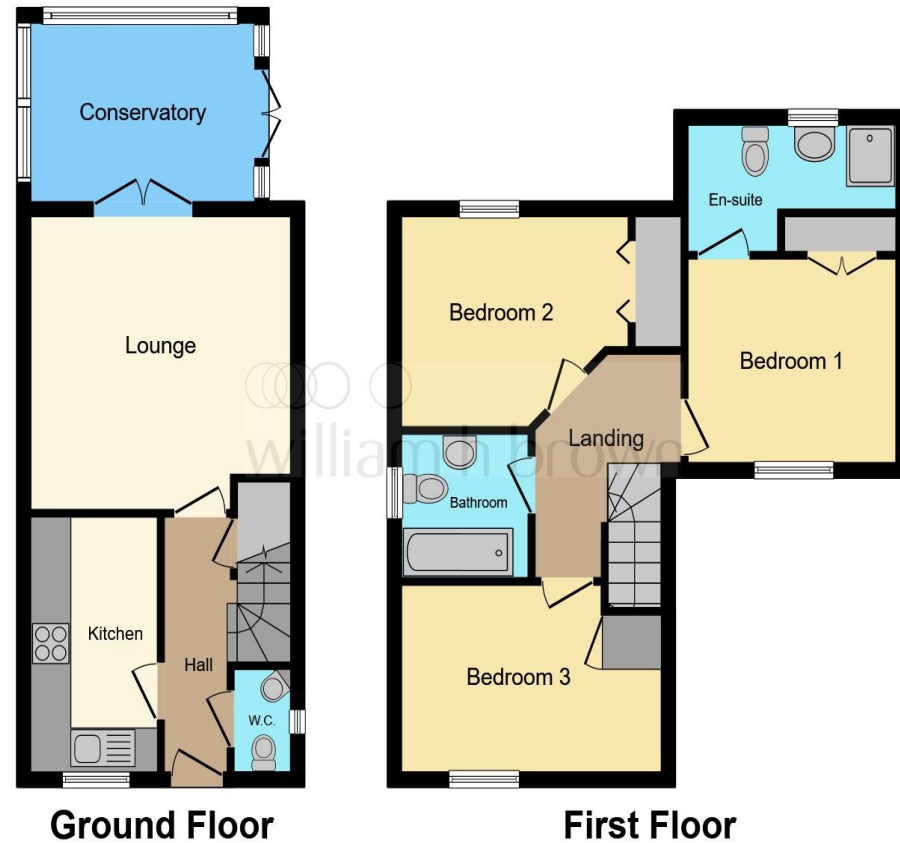
## Ensign Way, Diss

- \*\*OFFERED WITH NO ONWARD CHAIN\*\*
- Detached Family Home
- Kitchen With Spaces For White Goods
- Master Bedroom With En-Suite And Two Further Bedrooms
- Conservatory Looking Into The Rear Garden
- Manageable Rear Garden With Access To The Garage
- Recently Updated Gas Combi Boiler

Tenure: Freehold EPC Rating: C

offers over

**£300,000**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Awaiting Photograph

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DSS110159 - 0005

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