



**Victoria Road, DISS IP22 4HE**

**welcome to**

## **Victoria Road, DISS**

A well presented, spacious (1700sq feet) & recently modernised family home situated in the town of Diss, within walking distance of the town centre and train station. Benefiting from three reception rooms, kitchen with utility, four good sized bedrooms, two bathrooms, large garden & off road parking

### **Location**

Victoria Road is just a short distance from Diss town centre. The town itself is a well-served Norfolk market town with 3 supermarkets, post office, banks and a range of local shops with a weekly Friday market. The town itself is located part way between Norwich, Ipswich and Bury St Edmunds making this perfect for road commuting and has a regular main line service to London in just 90 minutes. The property itself is only approximately 800 metres/10 minutes walk from Diss railway station.

### **Accommodation**

#### **Entrance Porch**

Front aspect windows, door, parquet flooring and door to;

#### **Entrance Hall**

Original period stained glass windows, wooden flooring, stairs leading to the first floor, telephone point, radiator and doors to;

#### **Reception Room**

13' Into Recess x 13' Plus Window Recess ( 3.96m Into Recess x 3.96m Plus Window Recess )  
Front aspect bay window, newly laid carpet, radiator and open arch way to;

#### **Lounge**

13' x 13' Into Recess ( 3.96m x 3.96m Into Recess )  
Dual aspect windows, fireplace with open fire and tiled hearth, radiator, wooden flooring, tv and telephone points.

#### **Dining Room**

11' x 11' 2" ( 3.35m x 3.40m )  
Side aspect double glazed window, two built in storage cupboards, one with a boiler cupboard, radiator and wooden flooring.

#### **Kitchen**

10' 9" x 9' 8" ( 3.28m x 2.95m )  
Side aspect window, doors to conservatory and utility room. Newly fitted kitchen with wall and base units, Oak worktops, tiled splash back, inset sink and drainer, two bowls, recessed spot lights, radiator, tiled flooring, spaces for dishwasher and full height fridge/freezer.

#### **Conservatory**

Dual aspect glazed windows, rear aspect door leading out into the rear garden and tiled flooring.

#### **Utility Room**

Rear aspect glazed window, fitted wall units, loft hatch, plumbing for washing machine, laminate flooring and door to;

#### **Shower Room**

Rear aspect window, large shower cubicle with fully plumbed rainfall shower head, extractor fan, fully tiled walls, heated towel rail, low level flush wc, wash hand basin, radiator, loft hatch, recessed spot lights and tiled flooring.

#### **Landing**

Loft hatch, carpet, large built in storage cupboard with additional cupboards above. Doors to;





### **Bedroom One**

12' Recess For Bay x 13' ( 3.66m Recess For Bay x 3.96m )  
Front aspect glazed window, carpet and radiator.

### **Bedroom Two**

13' x 13' Into Recess ( 3.96m x 3.96m Into Recess )  
Rear aspect glazed window, carpet and radiator.

### **Bedroom Three**

11' x 10' 1" ( 3.35m x 3.07m )  
Rear aspect glazed window, radiator and carpet.

### **Bedroom Four**

7' 3" x 10' ( 2.21m x 3.05m )  
Side aspect glazed window, radiator, carpet and storage cupboard housing a water tank.

### **Bathroom**

Front aspect window, ceramic bath with shower over, low level flush wc, wash hand basin with tiled splash back, radiator, part tiled splash backs, shaver socket, LVT flooring and recessed spot lights.

### **Outside**

To the front of the property is a hard standing driveway providing off road parking for multiple vehicles, shingled garden with mature planted shrubs, access to the rear garden.

The rear garden is mainly laid to lawn with various mature planted flower beds, shrubs and hedging, paved patio area making this a great spot to relax and dine in throughout the summer months, two garden sheds and outside tap.

### **Services**

Mains Electricity  
Mains Water  
Mains Drainage  
Gas Fired Central Heating

### **Council Tax Band: D**

### **Agents Note**

The stated EPC is not reflective of recent energy efficiency improvements/fuel type, speak to the agent for more details.



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## Victoria Road, DISS

- Spacious Semi-Detached Victorian Family Home
- Newly Fitted Kitchen With Separate Utility Room/Pantry
- Three Reception Rooms, One With An Open Fire
- Ground And First Floor Bathrooms
- Good Sized Bedrooms
- Over 50 Metre Long Rear Garden
- Off Road Parking For Multiple Vehicles
- Walking Distance To Amenities

Tenure: Freehold EPC Rating: F

offers in the region of

**£375,000**



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.

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Property Ref:  
DSS110086 - 0003

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