



Walcot Rise, Diss IP22 4PD

welcome to

Walcot Rise, Diss

****OFFERED WITH NO ONWARD CHAIN**** A detached family home situated in a very popular part of the Market town of Diss. The property offers a spacious lounge with an open fire, kitchen, dining room, family bathroom, three bedrooms, driveway providing off road parking and single garage.

Description

A detached house situated within a highly regarded residential location and offering well presented accommodation. The property will benefit from some modernisation in places but is generally in good decorative order and has the benefit of UPVC replacement double glazing and gas fired central heating.

Families will particularly appreciate the delightful rear garden which is mature in character and of good size. In a pleasant and well maintained neighbourhood, early viewing is advised.

Location

Walcot Rise is just 0.8 miles from the Diss town centre. The town its self a well-served Norfolk market town with a primary and high school, post office, GP surgeries, banks, local shops, three supermarkets and a weekly Friday market. The town its self is located part way between Norwich, Ipswich and Bury St Edmunds making this perfect for road commuting and has a main line rail link to London in just 90 minutes.

Accommodation

Entrance Hall

Side aspect double glazed door, radiator, parquet flooring, stairs leading to the first floor and doors to;

Cloakroom

Front aspect double glazed window, wc, wash hand basin and vinyl flooring.

Lounge

16' 9" x 12' 1" (5.11m x 3.68m)
Side aspect double glazed window, rear aspect double glazed patio sliding doors leading out to the patio area, wall mounted lighting, fire place with open fire and tiled hearth, carpet, radiator and tv point.

Dining Room

8' 8" x 9' 5" (2.64m x 2.87m)
Rear aspect double glazed window, radiator and carpet.

Kitchen

14' 4" x 8' 5" (4.37m x 2.57m)
Two side aspect double glazed windows and door leading out to the driveway. Fitted kitchen with wall and base units, stainless steel sink and drainer, tiled splash back, airing cupboard, vinyl flooring, work surfaces, spaces for appliances including full height fridge/freezer, electric cooker and washing machine.

Landing

Side aspect double glazed window, loft hatch, radiator and carpet.





Bedroom One

14' 5" x 11' 2" (4.39m x 3.40m)
Rear aspect double glazed window, built in storage cupboard, radiator and carpet.

Bedroom Two

11' 2" x 8' 4" (3.40m x 2.54m)
Rear aspect double glazed window, radiator, carpet, built in wardrobe and storage cupboard above.

Bedroom Three

10' 6" x 11' 3" (3.20m x 3.43m)
Front aspect double glazed window, radiator and carpet.

Bathroom

Side aspect double glazed window, baby blue bathroom suite comprising of a panelled bath, wash hand basin and wc, part tiled walls, electric shower and vinyl flooring.

Outside

To the front of the property is a laid to lawn area with planted hedges, shrubs and small brick garden wall, concrete driveway providing off road parking leading up to iron gates where there is an extra parking space and access to the single garage.

From the lounge is a paved patio with a low level brick garden wall making this a great spot for alfresco dining throughout the year, laid to lawn area with various mature planted trees and hedges enclosed via a brick garden wall with access to a private garden to the top of the boundary. Access to the garage and additional outbuilding which would make a perfect home office, gym or man cave.

Garage

Up and over door, side aspect door leading out into the rear garden.

Services

Mains Water
Mains Drainage
Mains Electric
Gas Fired Central Heating

Council Tax Band: D



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welcome to

Walcot Rise, Diss

- ****SCOPE FOR IMPROVEMENT****
- Detached House Situated Within A Highly Regarded Residential Location
- Spacious Lounge With An Open Fire
- Kitchen And Separate Dining Room
- Cloakroom And Family Bathroom
- Three Bedrooms, Two With Built In Storage Cupboards
- Enclosed Rear Garden With Out Building
- Single Garage With Off Road Parking

Tenure: Freehold EPC Rating: C

offers in the region of

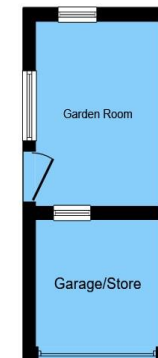
£325,000



Ground Floor



First Floor



Outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
DSS110286 - 0002

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william h brown



01379 644719



Diss@williamhbrown.co.uk



1 Navire House Mere Street, DISS, Norfolk,
IP22 4AG



williamhbrown.co.uk