



Victory Court, Diss IP22 4GN

welcome to

Victory Court, Diss

A four bedroom family home situated within easy walking distance of Diss town centre and train station. The property benefits from a spacious lounge, kitchen with separate dining room, master bedroom with en-suite, outbuilding and garage with off road parking.

Location

Victory Court is just 1.4 miles from the 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 main line rail line to London in just 90 minutes.

Accommodation

Entrance Hall

Front aspect double glazed door, radiator, laminate flooring, under stairs storage cupboard and doors to;

Cloakroom

Low level flush wc, wash hand basin, radiator and laminate flooring.

Dining Room

8' 10" x 7' 11" (2.69m x 2.41m)

Front aspect double glazed window with fitted blinds, radiator and carpet.

Lounge

20' 6" x 10' 11" (6.25m x 3.33m)

Dual aspect double glazed windows, rear aspect double glazed french doors leading out onto the paved patio area, fire place with gas fire, wooden effect flooring, tv and telephone points.

Kitchen

Irregular Shaped Room 14' 10" x 11' 8" (4.52m x 3.56m)
Rear aspect double glazed window with fitted blinds and door leading out into the rear garden. Fitted kitchen with wall and base units, stainless steel sink and drainer, work surfaces, tiled splash back, wall mounted boiler, integrated electric oven with hob and extractor fan, spaces for full height fridge/freezer, washing machine and tumble dryer.

Landing

Carpet, loft hatch, airing cupboard and doors to;

Bedroom One

11' x 10' 11" (3.35m x 3.33m)

Rear aspect double glazed window with fitted blinds, large double built in wardrobe, carpet, radiator and door to;

En-Suite

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

Bedroom Two

10' 11" x 9' 6" (3.33m x 2.90m)

Front aspect double glazed window, carpet, built in wardrobe and radiator.

Bedroom Three

11' x 8' (3.35m x 2.44m)

Rear aspect double glazed window, carpet, built in wardrobe and radiator.





Bedroom Four

8' x 7' 3" (2.44m x 2.21m)

Front aspect double glazed window, carpet, built in storage cupboard and radiator.

Bathroom

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

Outside

The rear garden is mainly paved patio with shingled areas making these a great spot to relax and entertain in throughout the summer months, enclosed via brick garden wall and fencing, outside socket, outside light and access to the home office/gym.

Home Office/ Gym

22' 4" x 11' 5" (6.81m x 3.48m)

Two double glazed french doors leading out into the garden, recessed spot lights and radiator.

Garage

Power and electric.

Services

Mains Electricity
Mains Water
Mains Drainage
Mains Gas

Council Tax Band: D



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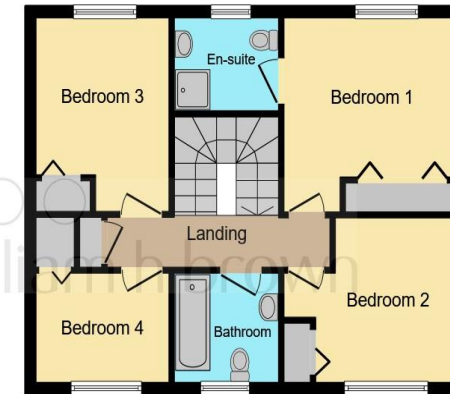
- Well Presented Family Home
- Modern Kitchen With Separate Dining Room
- Spacious Lounge With A Gas Fire
- Master Bedroom With En-Suite
- Three Further Good Sized Bedrooms
- Low Maintenance Garden With An Outbuilding
- Single Garage With Off Road Parking
- Walking Distance Of Diss Town Centre And Train Station

Tenure: Freehold EPC Rating: C

£340,000



Ground Floor



First Floor



Home Office/
Gym

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:
DSS110318 - 0003

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