



**Treetops Walcot Road, Diss IP22 4DB**



**welcome to**

## **Treetops Walcot Road, Diss**

Nestled on the outskirts of Diss town centre, this exceptional three bedroom family home offers a wealth of accommodation that surpasses expectations while outside, a beautifully landscaped garden invites you to unwind and savor the tranquillity of the position of the property.

### **Location**

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**

Two front aspect double glazed windows, front aspect wooden door, radiator, wooden effect flooring, tv point, recessed spot lights, stairs leading to the first floor, understairs storage cupboard and doors to;

#### **Shower Room**

Dual aspect double glazed windows, radiator, low level flush wc, wash hand basin in vanity unit, wall mounted mirror unit, extractor fan, recessed spot lights, large double walk in shower cubicle with rainfall shower head and additional shower head, heated towel rail, fully tiled walls and floor.

#### **Dining Room**

13' 4" x 12' 1" Plus Recess Of Bay Window ( 4.06m x 3.68m Plus Recess Of Bay Window )  
Front aspect double glazed bay window and side aspect double glazed window with fitted blinds. Wooden effect flooring, radiator and recessed spot lights.

#### **Lounge**

28' x 11' 10" ( 8.53m x 3.61m )  
Two rear aspect double glazed windows, sky light and french doors leading out onto the paved patio area. Radiator, wooden effect flooring, recessed spot lights, tv and telephone points.

#### **Kitchen/ Breakfast Room**

Irregular Shaped Room

Dual aspect double glazed windows and two skylights. Fitted kitchen with gloss wall and base units with under counter lighting, marble effect work surfaces and breakfast bar, ceramic sink and drainer, one and a half bowls, recessed spot lights, radiator and wooden effect flooring. Integrated appliances including fridge/freezer, ceramic hob with extractor hood, eye level oven and microwave. Door to;

#### **Utility Room**

11' 1" x 6' 2" ( 3.38m x 1.88m )  
Side aspect double glazed window. Fitted gloss wall and base units, work surfaces, wall mounted boiler, stainless steel sink and drainer, radiator, recessed spot lights, wooden effect flooring, spaces for washing machine and tumble dryer.

#### **Boot Room**

6' 5" x 7' 6" ( 1.96m x 2.29m )  
Dual aspect double glazed windows, side aspect double glazed door leading out into the rear garden and wooden effect laminate flooring.

#### **Landing**

Side aspect double glazed stained window, carpet, airing cupboard, radiator, recessed spot lights and loft hatch with loft ladder. Doors to;





### **Bedroom One**

12' 11" x 12' 3" ( 3.94m x 3.73m )

Rear aspect double glazed window, wooden effect flooring, radiator, recessed spot lights, wall mounted lighting and tv point.

### **Bedroom Two**

12' 2" x 12' 1" ( 3.71m x 3.68m )

Front aspect double glazed bay window with fitted blinds, wooden effect flooring, radiator, recessed spot lights, wall mounted lighting and tv point.

### **Bedroom Three**

10' 8" x 9' 7" Into Recess ( 3.25m x 2.92m Into Recess )

Front aspect double glazed window, wooden effect flooring, radiator, recessed spot lights, wall mounted lighting and tv point.

### **Bathroom**

Side aspect double glazed window, free standing bath, enclosed double shower cubicle with rainfall shower head and additional shower head, extractor fan, wash hand basin in vanity unit, corner low level flush wc, recessed spot lights, heated towel rail and fully tiled walls.

### **Outside**

To the front of the property is a large hard standing driveway providing ample off road parking for multiple vehicles with access to a garden shed and detached double garage. Enclosed via mature planted hedging and fencing with wooden gates.

To the rear of the property is a beautifully landscaped garden with a large paved patio area making this a great spot to relax and dine in throughout the summer months, various mature planted flowers and hedging, garden tap and fully enclosed via fencing.

### **Double Garage**

17' 4" x 17' ( 5.28m x 5.18m )

Electric roller door, concrete flooring, power and light.

### **Services**

Mains Electricity

Mains Gas

Mains Water

Mains Drainage

### **Council Tax Band: E**



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## Treetops Walcot Road, Diss

- Beautifully Presented Detached Family Home Situated Close To The Town Centre
- The Kitchen Boasts Modern Amenities And Abundant Storage
- The Living Areas Exude A Warm And Inviting Atmosphere, With Generous Proportions
- Well-Appointed Bedrooms Providing Ample Space For Relaxation
- Offers A Wealth Of Accommodation Throughout Ensuring There's A Space For Everyone
- Benefits From Gas Central Heating And UPVC Double Glazing Throughout
- A Well-Tended Garden With A Private Patio Area
- Double Garage With The Added Convenience Of Ample Off Road Parking

Tenure: Freehold EPC Rating: D

**£575,000**



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](http://www.focalagent.com)

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