



Cobbold Street, Diss IP22 4YW

welcome to

Cobbold Street, Diss

TOWN CENTRE LOCATION A detached executive four bedroom house with a double garage and off road parking situated in sought after area in the town centre of Diss. Kitchen/breakfast room, two reception rooms, conservatory, master bedroom with en-suite and three further good sized bedrooms.

Location

The property is within walking distance to Diss town centre. The town itself 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 link to London in just 90 minutes.

Accommodation

Entrance Hall

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

Cloakroom

Front aspect double glazed window, low level flush wc and wash hand basin in vanity units, part tiled walls and radiator.

Lounge

15' 10" x 14' 4" (4.83m x 4.37m)
Front aspect double glazed bay window, wall mounted lighting, carpet, fire place with open fire, radiator, tv and telephone points. Double doors leading to;

Dining Room

9' 4" x 12' 11" (2.84m x 3.94m)
Rear aspect double glazed sliding doors leading into the conservatory, carpet and radiator.

Conservatory

Dual aspect double glazed windows, side aspect double glazed french doors leading out into the garden, radiator and lino flooring.

Kitchen/ Breakfast Room

9' x 13' (2.74m x 3.96m)
Rear aspect double glazed window and door leading into the utility room. Fitted kitchen with wall and base units, ceramic sink and drainer, one and a half bowls, work surfaces, tiled splash back, breakfast bar, radiator, laminate flooring, integrated eye level double oven and gas hob, spaces for dishwasher and full height fridge/freezer.

Utility Room

7' 10" x 5' 5" (2.39m x 1.65m)
Rear aspect double glazed window and door, fitted base and wall units, work surfaces, tiled splash back, stainless steel sink and drainer, radiator and plumbing for washing machine.

Landing

Airing cupboard, carpet and loft hatch. Doors to;





Bedroom One

12' 2" x 10' 2" (3.71m x 3.10m)
Front aspect double glazed window, carpet, radiator,
three double built in wardrobes and door to;

En-Suite

Side aspect double glazed window, low level flush
wc and wash hand basin in vanity unit, electric
heated towel rail, part tiled walls, shower cubicle
with fully plumbed shower.

Bedroom Two

11' 3" x 9' 4" (3.43m x 2.84m)
Rear aspect double glazed window, carpet, radiator,
two double and one single built in wardrobes.

Bedroom Three

9' 6" x 9' 5" (2.90m x 2.87m)
Front aspect double glazed window, over the stairs
storage cupboard, radiator and carpet.

Bedroom Four

10' 4" x 7' 3" (3.15m x 2.21m)
Rear aspect double glazed window, carpet, radiator
and built in storage cupboard.

Bathroom

Side aspect double glazed window, low level flush
wc and wash hand basin in vanity unit, electric
heated towel rail, part tiled walls, panelled bath with
shower above.

Outside

To the front of the property is a laid to lawn area
with mature planted flowers and trees, to the side is
a brick weaved driveway providing off road parking
for multiple vehicles with access to the double
garage.

The rear garden is mainly laid to lawn with mature
planted flower borders, brick weaved patio area
making this a great spot to relax and dine in
throughout the summer months, garden tap.

Double Garage

16' 1" x 16' 7" (4.90m x 5.05m)
Two up and over doors, rear aspect door, electric
and concrete flooring.

Services

Mains Electricity
Mains Drainage
Mains Gas
Mains Water

Council Tax Band: D



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welcome to

Cobbold Street, Diss

- Detached Family Home Situated In A Town Centre Location
- Kitchen/Breakfast Room With Utility
- Two Spacious Reception Rooms & Conservatory
- Master Bedroom With En-Suite
- Three Further Good Sized Bedrooms
- Enclosed Rear Garden
- Double Garage With Ample Off Road Parking
- Benefits From Gas Central Heating

Tenure: Freehold EPC Rating: D

£380,000



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

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Property Ref:
DSS110243 - 0006

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