



Ensign Way, Diss IP22 4GP

welcome to

Ensign Way, Diss

****OFFERED WITH NO ONWARD CHAIN**** A three bedroom semi-detached town house is situated perfectly in the market town of Diss. The property features a kitchen, two reception rooms, master bedroom with en-suite, two further bedrooms, family bathroom and garage with off road parking.

Entrance Hall

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

Cloakroom

Low level flush W/C, wash hand basin with tiled splash back and radiator.

Kitchen

12' 2" x 6' 4" (3.71m x 1.93m)

Front aspect double glazed window, fitted kitchen with wall and base units, stainless steel sink and drainer, tiled splash back, work surfaces, wall mounted boiler, integrated electric oven with a gas hob and extractor fan, radiator, tiled flooring, spaces for washing machine, dishwasher and full height fridge/freezer.

Lounge

13' Into Recess x 10' Into Recess (3.96m Into Recess x 3.05m Into Recess)

Rear aspect double glazed windows and french doors leading out into the conservatory, solid wooden flooring, radiator, TV and telephone points.

Conservatory

10' 5" x 7' 1" (3.17m x 2.16m)

Dual aspect double glazed windows, rear aspect double glazed french doors leading out into the garden, ceiling fan and tiled flooring.

First Floor Landing

Front aspect double glazed window, carpet, radiator and stairs to the second floor landing. Doors to;

Bedroom Two

10' 9" x 8' 7" (3.28m x 2.62m)

Two rear aspect double glazed windows, radiator,

carpet and built in wardrobes.

Bedroom Three

8' 8" x 7' (2.64m x 2.13m)

Front aspect double glazed window, radiator and carpet.

Bathroom

Side aspect double glazed window, paneled bath, low level flush W/C, wash hand basin, fully tiled walls, extractor fan and heated towel rail.

Second Floor Landing

Carpet, airing cupboard and door to;

Bedroom One

10' 1" Plus Recess x 10' 1" (3.07m Plus Recess x 3.07m)

Front aspect double glazed window, radiator, carpet, built in storage within the eaves, built in wardrobe and loft hatch. Door to;

En-Suite

Rear aspect double glazed window, low level flush W/C, wash hand basin, shower cubicle with fully plumbed shower, tiled walls and heated towel rail.

Outside

To the front of the property is a slate garden with a pathway to the front door, to the side is a brick weaved driveway providing off road parking for multiple vehicles with access to the garage.

The rear garden benefits from a shingled and paved patio area making these great spots to relax and dine in throughout the summer months, laid to lawn, outside lighting and socket, access to the garage.

Garage

17' 5" x 8' 6" (5.31m x 2.59m)

Up and over door, power and light, side aspect door into the garden, fitted base and wall units, work surfaces.

Services

Mains Electricity

Mains Water

Mains Drainage

Mains Gas

Council Tax Band: C

Location

The busy market town of 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.



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



welcome to
Ensign Way,
Diss

- ****OFFERED WITH NO ONWARD CHAIN****
- Semi-Detached Three Story Town House
- Modern Kitchen With Spaces For White Goods
- Two Spacious Reception Rooms
- Primary Bedroom With En-Suite

Tenure: Freehold EPC Rating: C

£250,000



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Property Ref:
DSS111074 - 0002

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