



**Lion House Victoria Road, Diss IP22 4JG**

william  
h brown

## welcome to

### Lion House Victoria Road, Diss

This charming four-bedroom detached home in Diss, featuring a spacious lounge, separate dining room, study, and a kitchen with great potential. Located within walking distance to the train station and town centre, the property also boasts an enclosed rear garden, outbuilding, and driveway.

#### **Entrance Hall**

Front door, hard flooring.

#### **Study**

9' 4" x 5' 10" ( 2.84m x 1.78m )

Window to rear aspect, carpet flooring, low ceiling.

#### **Lounge**

13' x 15' 11" ( 3.96m x 4.85m )

Window to front and side aspect, wooden flooring, radiator.

#### **Dining Room**

12' 10" x 21' 1" into recess ( 3.91m x 6.43m into recess )

Window to front and side aspect, radiator, wooden flooring.

#### **Kitchen**

11' 6" x 12' 11" ( 3.51m x 3.94m )

Window to rear and side aspect, sink, radiator, tiled flooring.

#### **Cellar**

Brick flooring, boiler, water tank.

#### **Landing**

Window to rear and front aspect, carpet flooring.

#### **Bedroom 1**

15' 11" x 12' 9" ( 4.85m x 3.89m )

Window to front and side aspect, carpet flooring.

#### **Bedroom 2**

11' 6" x 12' 10" ( 3.51m x 3.91m )

Window to side aspect, radiator, carpet flooring.

#### **Bedroom 3**

12' 10" x 9' 8" ( 3.91m x 2.95m )

Window to side aspect, radiator, carpet flooring.

#### **Bedroom 4**

12' 10" x 11' ( 3.91m x 3.35m )

Window to front aspect, radiator, carpet flooring.

#### **Bathroom**

Window to rear aspect, W/C, wash basin, radiator, bath, electric shower, laminate flooring.

#### **Rear Garden**

Shingle, fenced.

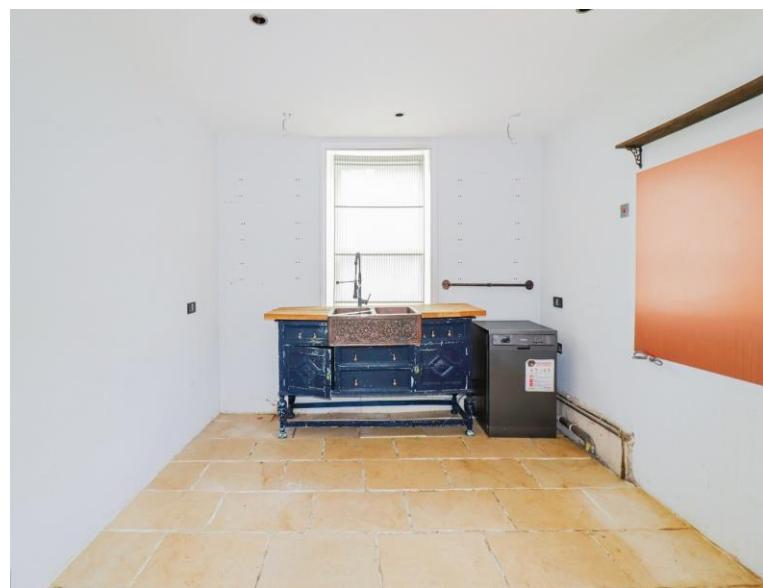
#### **Outbuilding**

9' 2" x 17' 9" into recess ( 2.79m x 5.41m into recess )

Slanted roof, electric, concrete flooring.



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)



welcome to  
**Lion House Victoria Road,**  
**Diss**

- Four-bedroom detached house
- Spacious lounge
- Enclosed rear garden
- Off road parking and outbuilding
- Walking distance to Diss train station and town centre

Tenure: Freehold EPC Rating: E

Council Tax Band: D

**£290,000**



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Property Ref:  
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