



Denmark Street,Diss IP22 4LE

welcome to

Denmark Street, Diss

A semi-detached Victorian family home with stunning views over the beautiful Diss Mere. The property offers a wealth of character features and beautifully decorated throughout with two spacious reception rooms, conservatory, ground floor shower & utility room, three bedrooms and family bathroom.

Location

Denmark Street is just one mile from Diss town centre. Diss is a well-served Norfolk market town offering three supermarkets, a post office, banks, a variety of local shops and cafés as well as a weekly Friday market. Conveniently situated between Norwich, Ipswich, and Bury St Edmunds, it is ideal for road commuting and also benefits from a mainline rail link to London, with a journey time of just 90 minutes.

Accommodation Entrance Hall

Front aspect double glazed door, side aspect double glazed window, radiator, tiled flooring with inset door mat, understairs storage cupboard and stairs leading to the first floor. Doors to:

Shower Room And Utility

9' 8" x 4' 1" (2.95m x 1.24m)
Window to side aspect, w/c, shower cubical, wash basin, cupboard, space for washing machine, heated towel rail, tiled flooring.

Pantry

8' 1" x 5' 8" (2.46m x 1.73m)
Side aspect stained glass window, built in shelving and wooden flooring.

Kitchen

18' 6" x 10' 4" (5.64m x 3.15m)
Dual aspect double glazed windows, door leading to the conservatory and step leading up to the dining room. Fitted shaker style kitchen with wall and base units, butler sink with two bowls, tiled splash back, solid wooden work surfaces, exposed brick wall, breakfast bar, tiled flooring, space for full height American style fridge/freezer, integrated appliances including dishwasher, eye level double oven with

ceramic induction hob and extractor fan.

Dining Room

15' 9" x 11' 5" (4.80m x 3.48m)
Rear aspect double glazed window and doors leading out into the conservatory, open fireplace, radiator, tv point and wooden flooring.

Conservatory

11' x 13' 4" (3.35m x 4.06m)
Dual aspect double glazed windows, side aspect double glazed french doors leading out into the rear garden, tiled flooring and exposed brick.

Lounge

13' 4" x 13' (4.06m x 3.96m)
Front aspect double glazed sash window. Open fireplace with wooden surround and tiled hearth, built in storage cupboards within the alcoves, radiator, carpet, tv and telephone points.

Landing

Velux window, carpet and doors to:

Bedroom One

15' 5" x 12' 9" (4.70m x 3.89m)
Front aspect double glazed sash window, radiator, carpet, original fireplace and fitted wardrobe.

Bedroom Two

8' 7" x 8' 1" (2.62m x 2.46m)
Side aspect double glazed sash window, radiator, carpet, loft hatch with ladder and partially boarded.

Bedroom Three

11' 6" x 6' 6" (3.51m x 1.98m)
Rear aspect double glazed sash window, carpet, original fireplace and two built in wardrobes.

Bathroom

Rear aspect double glazed window, wc, wash hand basin with tiled splash back, radiator, roll top bath with mixer taps and shower attachment, corner shower cubicle with fully plumbed shower, extractor fan, part tiled walls and vinyl flooring.

Outside

To the side of the property is gated access to the rear garden and to the bike shed.

The rear garden is mainly laid to lawn with two patio terraced areas, providing an expansive space for outdoor entertainment and relaxation. Whether hosting gatherings or simply enjoying a morning coffee, the large patio offers ample room for seating arrangements and al fresco dining. Mature planted hedging and flowers, a handmade bespoke garden shed with power and light.

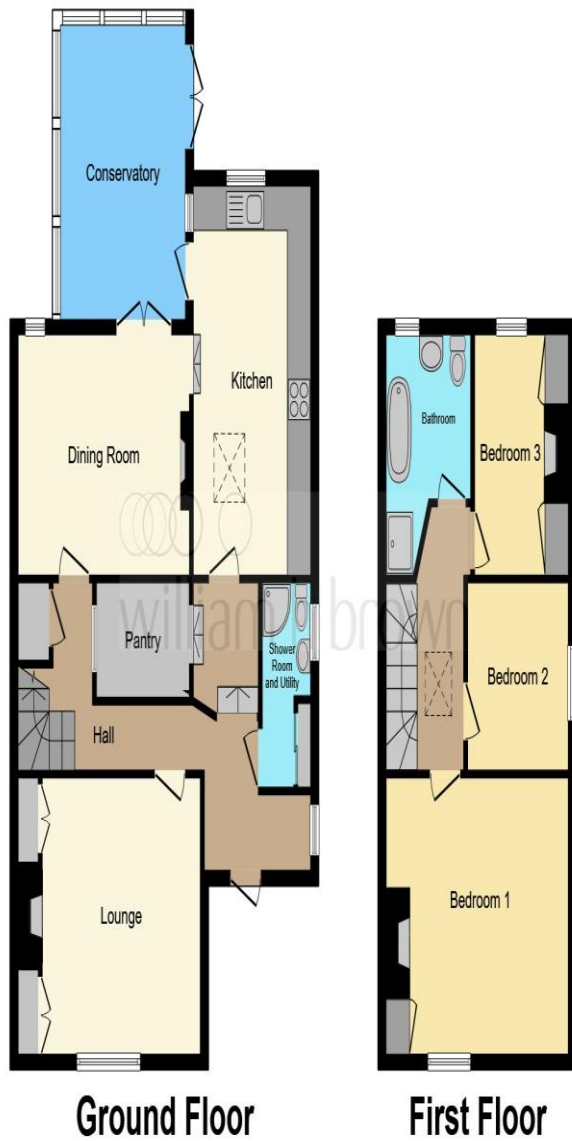
Garden Shed

Bespoke garden shed with power and light currently being used as a home office.

Services

Mains Electricity
Mains Water
Mains Drainage
Mains Gas

Council Tax Band: C



Ground Floor

First Floor

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
Denmark Street,
Diss

- Semi-detached Victorian property
- Stunning views of Diss Mere
- Two spacious Reception rooms and Conservatory
- Ground-floor Shower & Utility room
- Three bedrooms, two with built-in wardrobes

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£400,000



view this property online williamhbrown.co.uk/Property/DSS111357



Property Ref:
DSS111357 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01379 644719



Diss@williamhbrown.co.uk



1 Navire House Mere Street, DISS, Norfolk,
IP22 4AG



williamhbrown.co.uk