



Scholars Walk, Diss IP22 4EA

welcome to

Scholars Walk, Diss

This four-bedroom detached family home within walking distance of Diss town centre, features a spacious lounge, kitchen, dining room, conservatory, and ensuite to the primary bedroom. Outside offers a well-maintained rear garden with summer house, driveway, and garage.

Entrance Hall

Front door, radiator, stairs, carpet flooring.

Cloakroom

Under the stairs, w/c, wash basin.

Lounge

14' 4" x 11' 11" (4.37m x 3.63m)

Access to conservatory, radiator, carpet flooring.

Dining Room

13' 5" Max x 8' 6" (4.09m Max x 2.59m)

Window to front aspect, radiator, carpet flooring.

Kitchen

15' 3" x 8' 6" (4.65m x 2.59m)

Window to rear aspect, wall and base units, built in sink, gas hob, integrated oven, space for standard size white goods, radiator, lino flooring.

Conservatory

12' 8" x 9' 11" (3.86m x 3.02m)

Double glazed window surround, brick foundation, tiled flooring.

Landing

Loft hatch, airing cupboard, carpet flooring.

Bedroom 1

11' 6" Max x 11' 11" (3.51m Max x 3.63m)

Window to front aspect, radiator, built in wardrobe, access to ensuite, carpet flooring.

En-Suite

Window to front aspect, shower, w/c, wash basin, carpet flooring.

Bedroom 2

11' 1" x 9' 3" Max (3.38m x 2.82m Max)

Window to rear aspect, radiator, built in wardrobe, carpet flooring.

Bedroom 3

11' 9" x 7' 11" (3.58m x 2.41m)

Window to rear aspect, built in wardrobe, radiator, carpet flooring.

Bedroom 4

8' 3" x 11' 4" Max (2.51m x 3.45m Max)

Window to front aspect, radiator, carpet flooring.

Bathroom

Window to side aspect, w/c, wash basin, radiator, tiled walls halfway up, single bath, lino flooring.

Loft Space

Partially boarded.

Rear Garden

Side gate access, patio area, artificial turf, summer house with electric.

Parking

Driveway for off road parking.

Garage

16' 11" x 8' 11" Max (5.16m x 2.72m Max)

Manual up and over door, electric, concrete flooring.



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
Scholars Walk,
Diss

- ****OFFERED WITH NO ONWARD CHAIN****
- Peaceful location overlooking green and children's play area
- Well-maintained, low-maintenance rear garden with summer house / storage area
- Driveway and Garage with further potential off-street parking
- Four-bedroom detached family home

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

£350,000



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Property Ref:
DSS111302 - 0004

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