



BEAVAN HOUSE  
59 VICTORIA ROAD, DISS, IP22 4JE





An imposing and elegant Victorian house in a convenient location for Diss and its mainline station. The property is well-proportioned and offers huge potential to update

The property is a substantial and elegant Victorian house with impressive double fronted facade. The central front door opens to the entrance hall and to either side is a spacious reception room with a fireplace and bay window. The dining room connects with the kitchen which has been fitted with a comprehensive range of gloss front wall and base units and electric range cooker. Off the kitchen is a spacious utility/breakfast room with French doors to the courtyard and access to the rear service staircase. There is a sitting/family to the rear and a useful store room. In addition the house benefits from a cellar.

Above the principal receptions rooms are two imposing double bedrooms, both with bay windows. There is a shower room that connects with one of the front bedrooms and a further double bedroom. There is a fourth double bedroom and a spacious family bathroom with corner bath and separate shower cubicle.

To the front there are timber double gates that lead to off-road parking and an area of lawn interspersed with trees. To the rear of the property

is a charming courtyard garden which is ideal for those looking for low maintenance outside space. A personnel door leads to the double garage.

The property was completely refurbished when the neighbouring development was completed but it is now considered it would benefit from some updating but offers huge potential.

#### LOCATION

Diss offers excellent amenities including schools, health facilities, sports facilities, regular bus service and main line railway station to London (Liverpool Street). Norwich, Ipswich and Bury St Edmunds are all about 22 miles.

#### SERVICES

Gas Fired central heating, mains drainage, water and electricity are connected. Durrants have not tested any apparatus, equipment, fittings or services and cannot therefore verify they are in working order.

#### LOCAL AUTHORITY

South Norfolk District Council  
Council Tax Band E









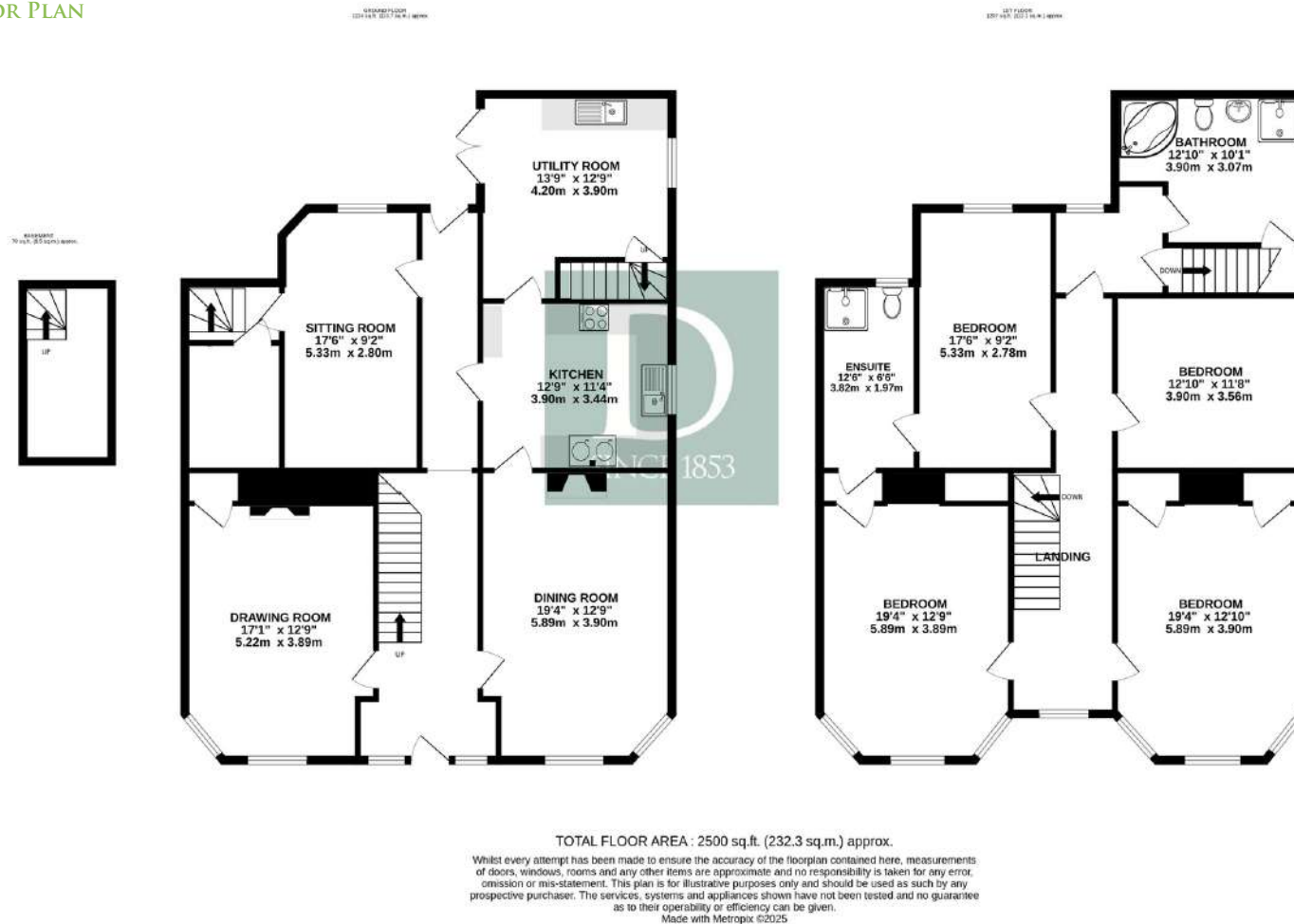








## FLOOR PLAN



## ENERGY EFFICIENCY

D Rating

## VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

## BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact the team directly.

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## IMPORTANT NOTICE

### Durrants and their clients give notice that:

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## CONTACT US

Durrants, 2b Market Hill, Diss, Norfolk,  
IP22 4JZ

Tel : **01379 642233**

Email : **diss@durrants.com**

