



9 SUNNYSIDE  
DISS, IP22 4QG





A beautifully presented three bedroom end of terrace property located close to Diss town centre.

This beautifully presented and meticulously maintained end-of-terrace property is located in a sought-after residential area, offering the convenience of being within walking distance of the town. The rear garden is a true highlight, providing a delightful outdoor space with enchanting views over neighbouring meadow land. Step inside the inviting sitting room, where you have a window to front aspect and a charming Victorian-style fireplace creates a focal point. A door seamlessly connects to the dining room, which also boasts a fireplace and features a wooden latch door opening to the staircase. This room further benefits from a practical alcove with an under-stairs cupboard. The dining room flows into a stylish kitchen, thoughtfully designed with a generous array of units, ample work surfaces, an oven, four-ring hob, an integrated fridge/freezer, and plumbing for both a washing machine and a slimline dishwasher. A door from the kitchen provides direct access to the rear garden, while another leads to an inner hallway where there is a door to the refitted stylish bathroom.

On the first floor you'll discover three comfortable bedrooms. The main bedroom enjoys a front-facing window and offers the convenience of two separate built-in double wardrobes. Bedroom two includes a built-in cupboard and provides access to a WC with corner basin, from bedroom two there is a door into bedroom three.

The rear garden is a truly wonderful attribute, accessed via a convenient side gate. A blocked paved path leads you through to the main garden area, where a recently installed veranda provides a lovely covered terrace, perfect for sitting and relaxing. Beyond this lies a large lawn with mature beds and borders, adding colour and texture. As you reach the bottom of the garden, you'll be treated to views over open meadowland, creating the delightful impression of being in the countryside, despite being so close to the town centre.









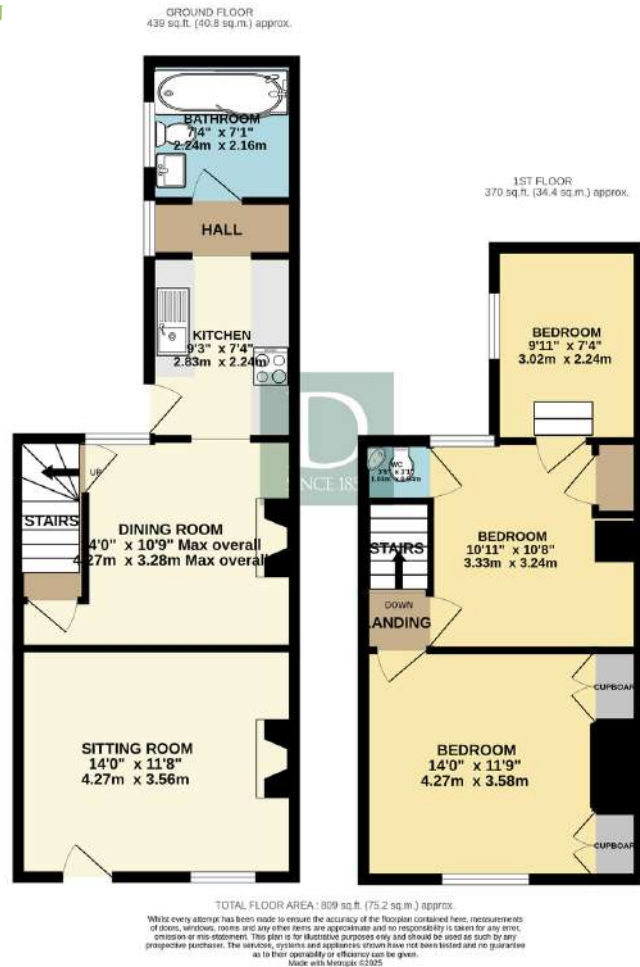








## FLOOR PLAN



## LOCATION

The historic market town of Diss is situated on the Norfolk/Suffolk border in the beautiful Waveney Valley. offers excellent amenities including schools, shops, restaurants, doctors, dentists and public houses along with regular bus services and main line railway station providing access to the cathedral city of Norwich London's Liverpool Street station. Norwich, Ipswich and Bury St Edmunds are all about 22 miles.

## SERVICES

Gas central heating. Mains electric, water and drainage are connected. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

## LOCAL AUTHORITY

South Norfolk District Council  
Council Tax Band B

## ENERGY PERFORMANCE

TBC

## 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 us if you would like to discuss.

**Residential** **Agricultural** **Commercial** **On Site Auctions** **Property Management** **Building Consultancy** **Auction Rooms** **Holiday Cottages**

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## CONTACT US

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