



30 PURSEHOUSE WAY  
DISS, IP22 4ET



This detached four-bedroom chalet-style property offers adaptable living accommodation in a sought-after location, just a short distance from the town centre and mainline railway station.

Nestled in a tucked-away position, this detached chalet-style four-bedroom home offers deceptively spacious and versatile accommodation, presenting an excellent opportunity to modernise and truly make your own.

Upon entering through the front door, you are welcomed into a generous entrance hall with stairs rising to the first floor and doors leading to all principal ground floor rooms. The spacious sitting room enjoys a pleasant front aspect, while on the opposite side of the hallway, the dining room also benefits from a front-facing outlook.

Two bedrooms are conveniently located on the ground floor, along with a modern shower room comprising a walk-in shower, low-level WC and wash hand basin. The well-proportioned kitchen offers a good range of wall and base units with ample work surfaces, incorporating a four-ring gas hob, split-level double oven, and a one-and-a-half bowl sink with drainer. An opening leads through to a useful utility area with additional units, worktops, plumbing for white goods and a door providing direct

access to the rear garden.

Upstairs, there are two further double bedrooms, each featuring useful eaves storage.

The property is pleasantly situated within a small cul-de-sac, occupying an attractive corner plot. A driveway provides off-road parking and leads to a detached garage with double doors, power, lighting, and a personal door to the rear garden. The garage measures approximately 17'2" x 9'0" and adjoins a lean-to workshop area, ideal for hobbies or additional storage.

The rear garden offers a lovely combination of lawned areas, well-stocked beds and borders, a terrace directly behind the property, and an additional large side terrace — perfect for outdoor dining and entertaining.

#### SERVICES

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





## FLOOR PLAN



## 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.

## LOCAL AUTHORITY

South Norfolk District Council  
Council Tax Band D

## ENERGY PERFORMANCE

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 us if you would like to discuss.

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## CONTACT US

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