



27 SPIERS WAY
DISS, IP22 4YX



A three-bedroom detached house set on a corner plot in a highly sought-after residential area of Diss, offered for sale with no onward chain.

Upon entering this delightful home via the uPVC double-glazed front door, you are greeted by a welcoming entrance hall with convenient cloakroom. To the rear, the bright and spacious sitting room enjoys lovely views across the garden with patio doors providing access to the outside. Stairs rise to the first floor, while an archway opens into the dining area – ideal for both family meals and entertaining. From here, a door leads into the recently refitted kitchen, which offers a stylish and practical space complete with a wide range of contemporary units, integrated oven with gas hob and extractor, space for appliances and a breakfast bar. On the first floor, the landing provides access to three well-proportioned bedrooms with the principal bedroom benefiting from built-in storage. A family bathroom serves the accommodation featuring a modern three-piece suite comprising panelled bath with shower attachment, WC and hand wash basin set within a vanity unit. The home is further enhanced by neutral décor and practical finishes making it ready to move into.

The property occupies a generous corner plot, with a front garden and driveway providing access to a single detached garage, complete with a personal door into the rear garden. The attractive south-westerly facing rear garden is predominantly laid to lawn, complemented by established beds and borders, along with a terrace area perfectly suited for outdoor dining and entertaining. The space is fully enclosed by a traditional red brick wall, offering both charm and privacy

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 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)





FLOOR PLAN



LOCAL AUTHORITY

South Norfolk District Council
Council Tax Band C

ENERGY PERFORMANCE

D Rating

VIEWING

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

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

IMPORTANT NOTICE

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- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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