



7 Pheasant Drive
Diss, Norfolk, IP22 4US

BROWN & CO



7 Pheasant Drive, Diss, Norfolk, IP22 4US

A beautifully presented four-bedroom townhouse with parking and separate garage together with a low maintenance rear garden, situated within the thriving market town of Diss.

Offers in excess of £350,000



DESCRIPTION

No. 7 Pheasant Dive comprises a super four-bedroom townhouse, constructed only four years ago with 6 years remaining on the NHBC warranty. The house enjoys well-arranged accommodation on three floors, being offered in excellent order and positioned towards the rear of estate greatly benefiting from the views over the attractive woodland at the front.

The house is approached at the front into a wide entrance hall providing access to the cloakroom, sitting room and kitchen dining room with a utility just off the kitchen. There is access into the gardens at the rear of the house via French doors from the kitchen or at the side off the utility.

The first-floor landing provides access to three comfortable bedrooms, and a family bathroom.

The second-floor staircase leads up to the principal bedroom suite with separate dressing room and en-suite shower room. The views from here are superb and act as a key feature of no.7.

The current owners have made further improvements throughout the property, but particularly in both the front and rear gardens with the installation of a brick weave driveway with parking for one vehicle supported by an EV charging point.

The rear gardens are superbly presented, being predominantly of Astroturf, and fully enclosed by panel fencing enjoying a range of raised flower beds supported by sleepers across the rear boundary. There is also a detached garage located at the rear of the garden with electric and power, and additional parking at the front.

Services – Mains water, mains electricity, mains drainage, gas central heating.

Local authority – South Norfolk District Council.
Council tax band - D

Service charge - £167.30 per annum.

LOCATION

Diss is a thriving market town right on the border of Norfolk and Suffolk at the heart of East Anglia between Norwich, Ipswich & Bury St Edmunds. As well as a mainline station between Norwich, Ipswich and London Liverpool Street it has excellent road links to all of these locations. Diss has been identified as one of the centres for employment growth in East Anglia.

DIRECTIONS

Approaching the roundabout to Diss on the A140 take the third exit signposted for Diss (A1066). Continue along the road and take the first right into Sawmills Road, at the roundabout head straight over onto Sandy Lane and then over the next mini roundabout onto Walcot Green. Head under the railway line and follow the road round into Frenze Hall Lane and then turn right into Harrier Way and turn right again until you meet Pheasant Drive positioned on the right hand side.

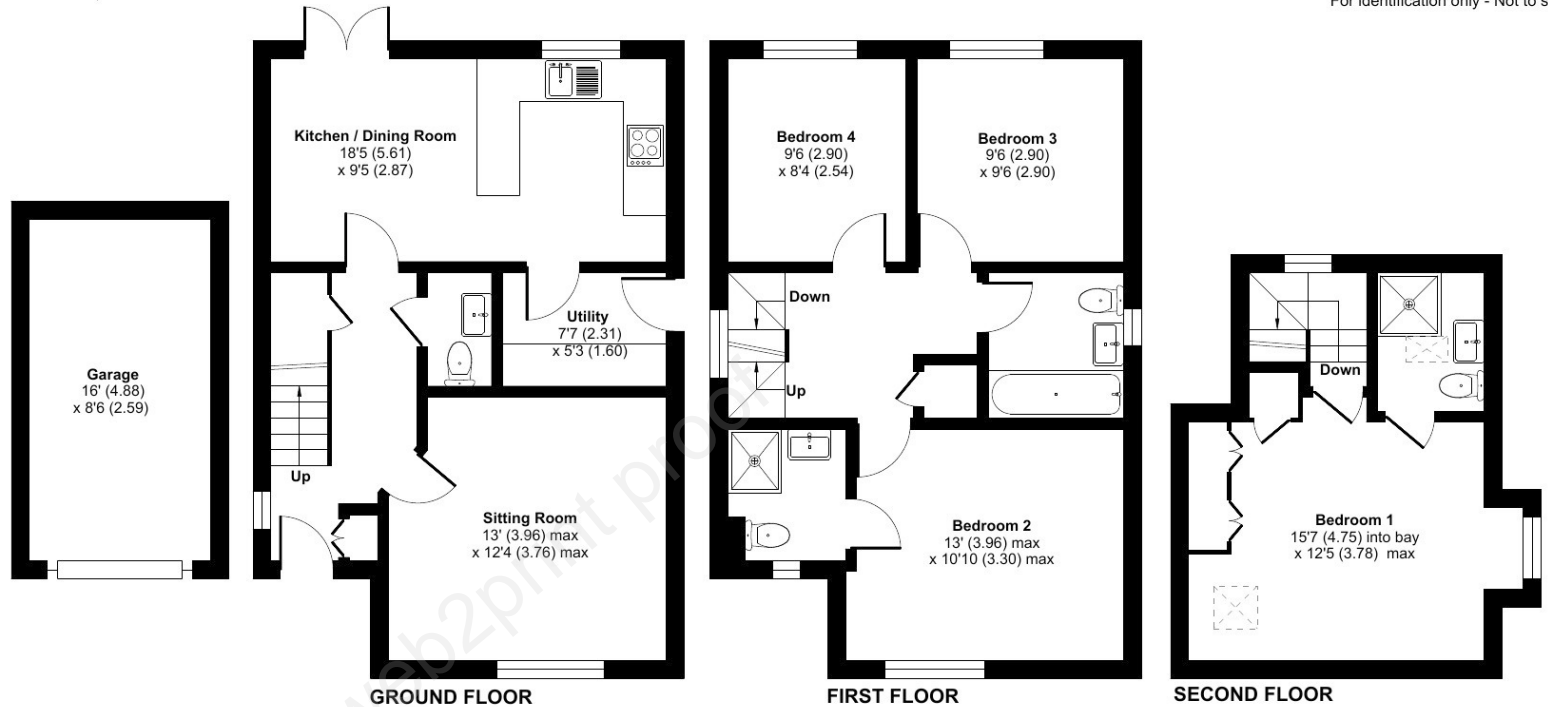
AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Approximate Area = 1228 sq ft / 114 sq m

Garage = 136 sq ft / 12.6 sq m

Total = 1364 sq ft / 126.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2024. Produced for Brown & Co. REF: 1206235

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