



Denmark Street,
Diss, Norfolk



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ESTATE AGENTS

Situated on the edge of Diss overlooking Fair Green, this well presented terraced three bedroom home is offered to the market with no onward chain and benefits from a spacious conservatory, attractive enclosed rear garden and a single garage and parking to the rear.

Denmark Street, Diss

Accommodation comprises briefly:

- Entrance Hall
- Downstairs Cloakroom
- Kitchen
- Sitting/Dining Room
- Conservatory
- First Floor Landing
- Three Bedrooms
- Shower Room

Outside

- Front Courtyard
- Attractive and Established Rear Garden
- Single Garage with Electric Door
- Parking in Front of the Garage



The Property

The front door opens into the entrance hall with stairs to the first floor and a cloakroom on the right with window to the front, WC and wash basin. The kitchen is well fitted with a matching range of wall, base and drawer units, electric free standing cooker with gas hob, worktops with 1 ½ bowl sink, window to the front and wall mounted gas fired boiler (installed in 2022). Situated at the rear is the sitting/dining room with feature brick fireplace, an excellent range of built-in bookshelves with glazed doors and cupboards beneath, serving hatch through to the kitchen, under stair storage cupboard and door leading out to the conservatory which has double doors leading out to the garden. From the entrance hall stairs rise to the first floor landing with loft access hatch and airing cupboard. There are three bedrooms with the largest overlooking the front and benefiting from a range of fitted wardrobes, overhead storage cupboards and dressing table. Two further bedrooms overlook the rear, both with built-in wardrobes. The shower room completes the accommodation and comprises a walk-in shower, pedestal wash basin and WC.

Outside

To the front of the property there is small garden planted with shrubs with a path and gate leading into a paved and fully enclosed courtyard area. The attractive rear garden is fully enclosed and laid to lawn with established shrub borders and paved patio leading from the conservatory. There is a rear access gate which leads to the garage. Vehicle access to the garage is to the left hand side of the properties next to the Cock Inn and past the Bowls Club at the rear.



Location

Conveniently situated for both the town centre and the mainline railway station to London Liverpool Street, Diss is approximately half way between Norwich and Ipswich, just off the A140 with other good road links to Bury St Edmunds on the A143 and Thetford on the A1066. The town centre is a short walk away with day-to-day facilities and a bustling Friday market. The town features a number of national brands and chains with further independent shops, swimming pool and leisure centre. The town has schooling ranging from infant, to sixth form level with additional schools available in the neighbouring Eye, Bury St Edmunds and Harleston.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Gas central heating and hot water (boiler installed 2022).

Mains drainage, electricity and water are connected.

EPC Rating: tbc

Local Authority:

South Norfolk District Council

Council Tax Band: B

Postal Code: IP22 4BE

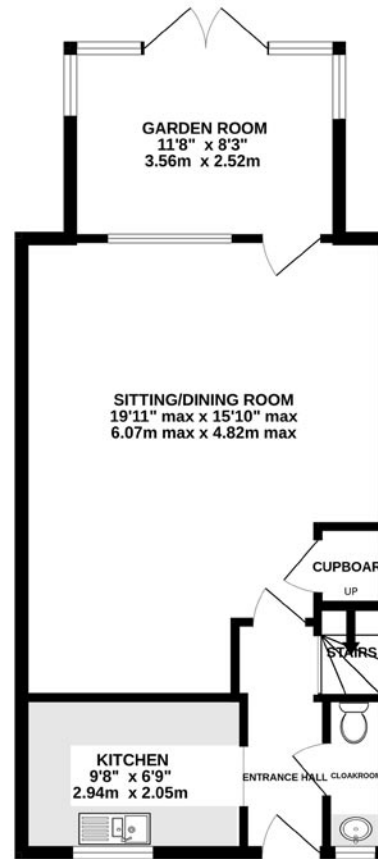
Tenure

Vacant possession of the freehold will be given upon completion.

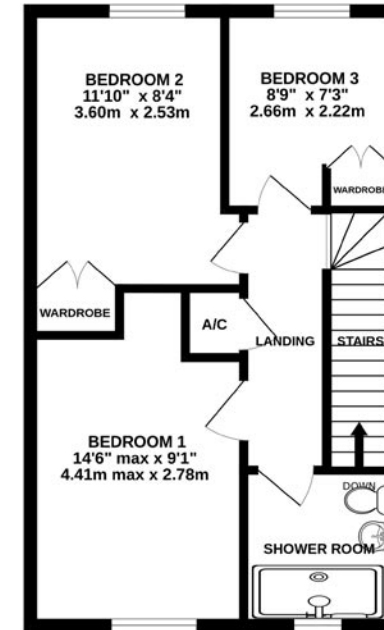
Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA: 940 sq.ft. (87.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Guide Price: £250,000

To arrange a viewing, please call 01379 882535

Offices throughout Norfolk & Suffolk:

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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