



Hall Hills,
Diss, Norfolk



**MUSKER
MCINTYRE**
ESTATE AGENTS

Hall Hills, Diss

A unique single storey property, situated in a 'tucked away' position at the end of this desirable road in the market town of Diss. The property has been updated in recent years to include a new central heating system and replacement Upvc double glazing and benefits from off-road parking and fully enclosed garden. Offered to the market with no onward chain.

Accommodation comprises briefly:

- Entrance Hall
- Sitting Room
- Kitchen
- Bedroom
- Shower Room

Outside

- Off-road Parking
- Fully enclosed lawned garden
- Quiet cul-de-sac location
- Convenient for the town centre



The Property

The entrance door opens into the hallway with tiled floor and storage cupboard. To the left hand side is the spacious sitting room with window overlooking the garden and sliding patio doors opening onto a paved seating area. The sitting room opens into the kitchen which is well fitted with a matching range of wall, base and drawer units, work tops with inset stainless steel sink unit, space for a cooker with extractor over, space and plumbing for a washing machine, cupboard housing a water softener, window overlooking the rear and wall mounted gas fired boiler.

The bedroom overlooks the garden and has a built-in wardrobe with sliding doors and further storage cupboard. The shower room has a recently fitted walk-in shower, WC, pedestal wash hand basin and heated towel rail.

Outside

A timber five bar gate with parking available in front, opens into the garden with a further pedestrian gate to the side and a path leading to the entrance door. The garden is fully enclosed and mainly laid to lawn with some established shrubs. At the rear of the property there is a further enclosed paved seating area with an outside tap. A large timber shed is included in the sale.



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 fired radiator central heating and hot water.
Mains drainage, electricity and water are connected.
EPC Rating: tbc

Local Authority:

South Norfolk District Council
Council Tax Band: A
Postal Code: IP22 4LP

Tenure

Vacant possession of the freehold will be given upon completion.

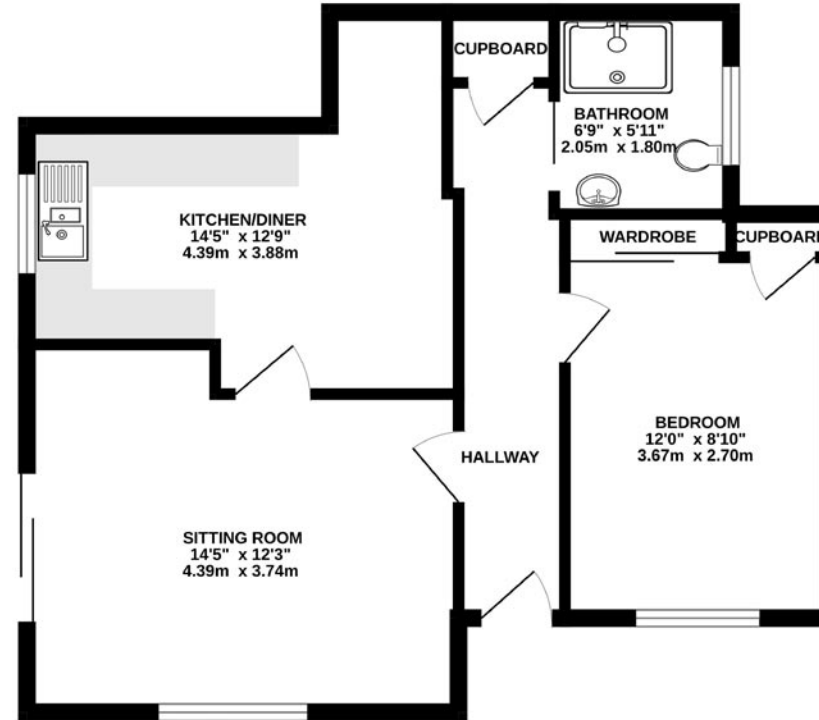
Agents' Note

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.

We understand there is a right of way through the garden for the neighbouring property.

Guide Price: £195,000

GROUND FLOOR
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA: 526 sq ft. (48.9 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.
Made with Mapbox ©2024

To arrange a viewing, please call 01379 882535

Offices throughout Norfolk & Suffolk:

Diss	01379 644822
Bungay	01986 888160
Loddon	01508 521110
Halesworth	01986 888205



www.muskermcintyre.co.uk

A member of OnTheMarket™.com



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.

HARLESTON OFFICE

5 London Road
Harleston
Norfolk
IP20 9BH

Tel. 01379 882535

harleston@muskermcintyre.co.uk