



'Wonderful Home, Close to Town'  
Diss, Norfolk | IP22 4PB

# WELCOME



This 1950s built family home enjoys a perfect location within walking distance of the mainline station and amenities of Diss - ensuring easy access to everything this historic market town has to offer. With four bedrooms, a large kitchen, spacious lounge and dining room, as well as a fantastic garden and garage, this property could offer the size and convenience you are looking for.



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- A wonderful four-bedroom detached property
- Large lounge and dining space with woodburner
- Large extended kitchen
- Parking for multiple vehicles
- An attached garage
- Fantastic garden with a sheltered dining space
- Excellent transport links to London
- Walking distance to the amenities of Diss
- Planning for a single storey extension
- Chain free

It was the convenient location of this comfortable family home that first appealed to the current owners when they purchased the property back in 2004. Situated just a brief a ten-minute stroll from the centre of Diss, it is perfectly placed for a quick trip to the shops. The property is also excellent for commuters to London, Norwich and Ipswich, with direct rail services running regularly from Diss Station.

Access to the property is via a wide gravel driveway to the front which easily accommodates off-road parking for several vehicles as well as providing access to the attached single garage.

A brick porch serves as the entry point to this much-loved family home, offering a practical area for shedding shoes and coats. Stepping inside, you will find yourself in a bright, spacious hallway. From here, stairs rise to the first floor. The hallway boasts elegant parquet floor that was unexpectedly uncovered by the current owners when they lifted the carpets they inherited. To the left is a convenient ground floor cloakroom, while to the right is access to an open-plan sitting room and dining area. The L-shaped layout of this room is separated by a wide wall arch between the two areas, facilitating distinct purposing of each section and creating a fantastic space for relaxation and entertaining. The current owners have dedicated the larger section to the sitting room where a woodburner serves as a focal point. Installed personally by the current owner, it is advisable to have this installation signed off by a professional prior to use. Original wooden floorboards provide a cohesive feature throughout both areas within this sizeable room.

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















A bright conservatory area can be reached from the sitting room. This versatile space provides excellent views of the garden and access to the rear patio and garden via double doors. There is potential here to improve the year-round usability of this room by adding heating and a tiled roof (subject to necessary planning).

The expansive, dual aspect kitchen showcases a range of cottage style cabinets that span the entire length and breadth of the room. Cheerfully coloured splashback tiles adorn the walls and a large window frames delightful views of the garden, providing a pleasant backdrop for your household chores. The kitchen also provides access to the garden. The Range cooker is available by separate negotiation.

The useful utility room offers further cupboard space and a dedicated area for white goods. The current owners have managed to accommodate a washing machine, tumble drier and chest freezer in this room, which is testimony to its unexpectedly generous dimensions.

Daylight from windows on the ground floor and two landing windows brighten the winder staircase to the first floor, inviting plenty of natural light. There are four bedrooms to explore on this floor, each thoughtfully fitted with useful built-in wardrobes. A fully tiled family bathroom with full-sized bath and over-bath shower is also located on this level.

To the front of the property is an attached single garage with active planning permission for a single storey extension to the first floor. With the necessary planning permission, the garage space can also be transformed into part of the living accommodation should you wish.

The enclosed rear garden is laid predominantly to lawn, with an area of decking ready to accommodate your garden furniture as you step out of the kitchen door. An undercover dining space provides room to barbecue and dine, even when rain threatens and there is a greenhouse and raised beds for the green fingered purchaser. A wooden shed offers storage for garden tools and furniture.

With its blend of historic charm and a thriving community, the Norfolk market town of Diss is perfect for those seeking access to a quaint town with a range of amenities and a strong sense of local identity. Situated in the picturesque Waveney Valley, with easy access to the Norfolk Broads, the area is perfect for those who enjoy life outdoors with the surrounding countryside offering opportunities for cycling, riding, hiking and birdwatching.

The town's bustling centre is home to many shops and eateries and a lively Friday market. The historic Corn Hall hosts local events and productions, while Diss Mere provides a tranquil retreat for leisurely walks and picnics.









# STEP OUTSIDE

Diss is also served by a selection of supermarkets, schools, and a mainline railway station with direct services into London Liverpool Street, journey time approximately 90 minutes.

Agents Notes

Tenure: Freehold

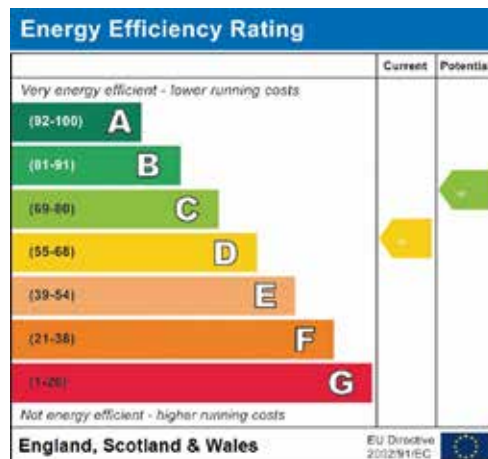
Local Authority: South Norfolk District Council - Band E

Services: Mains Water, Electricity, Drainage & Gas, Gas Fired Central Heating.

Directions:

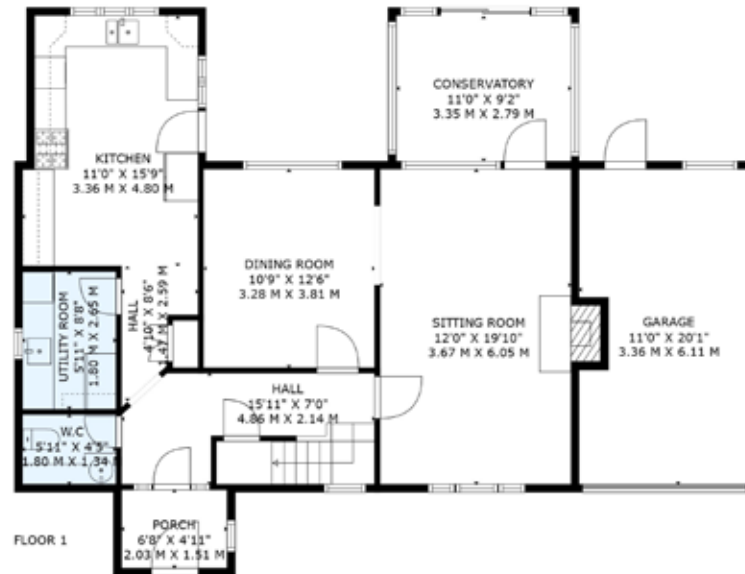
From the A140 at Scole, head to Diss on the A1066/Victoria Road, passing under the Railway bridge and continuing along until just past the swimming pool, turn right into Skelton Road and at the end of Skelton Road turn right into Frenze Road where the property will be found a little way along on the right hand side.

What 3 Words Location: Every 3-metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property [///export.winning.barrel](http://export.winning.barrel)





FLOOR 2



FLOOR 1

**TOTAL: 1576 sq. ft, 147 m<sup>2</sup>**

FLOOR 1: 890 sq. ft, 83 m<sup>2</sup>, FLOOR 2: 686 sq. ft, 64 m<sup>2</sup>

EXCLUDED AREAS: PORCH: 33 sq. ft, 3 m<sup>2</sup>, GARAGE: 209 sq. ft, 19 m<sup>2</sup>, FIREPLACE: 5 sq. ft, 0 m<sup>2</sup>

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcgp.



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