

Pursehouse Way, Diss IP22 4ET

Guide Price

£210,000 - £220,000

Whittley Parish

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

- Guide Price £210,00 - £220,000
- Open plan living room diner with French doors leading to the garden
- Good size kitchen, perfect for every day meal preparation
- Private parking in the form of a garage with double gates into the rear garden for potential additional parking if required
- Easy to maintain rear garden laid with concrete and artificial grass
- Sizeable family bathroom with shower cubicle, bath, WC and wash basin
- Within catchment area of sought after primary and secondary schools
- Extended three-bedroom terraced property
- EPC Rating D
- Council Tax Band B

Located just east of the town centre, the property enjoys a peaceful position at the end of a small close while remaining within easy walking distance of Diss High Street and the mainline railway station. Pursehouse Way forms part of the popular Beechs development, offering an attractive range of homes in a highly convenient setting. The historic market town of Diss lies within the beautiful Waveney Valley on the South Norfolk border and provides an extensive range of everyday amenities, including independent shops, supermarkets, cafés, pubs, restaurants, and sought-after primary and secondary schools. The mainline railway station offers regular direct services to both Norwich and London Liverpool Street, making the town an excellent choice for commuters.

The ground floor of this spacious terraced home has been thoughtfully extended to create a superb open-plan living and dining area, providing the perfect space for both family life and entertaining. Beyond the dining area, the extension incorporates a versatile additional room, ideal as a home office, playroom, or snug, with French doors opening onto the rear garden. The generous kitchen/utility room offers excellent practicality, with space for a washing machine, tumble dryer, dishwasher, tall fridge freezer, and a freestanding cooker.













Upstairs, the property offers three well-proportioned bedrooms, with the principal bedroom benefiting from built-in wardrobe space. These are served by a spacious family bathroom fitted with a bath, separate shower cubicle, WC, and wash basin.

Externally, the rear garden has been designed for ease of maintenance, featuring artificial lawn and providing an attractive space to relax and entertain during the warmer months. Further benefits include a garage en bloc and double gates to the rear, allowing vehicle access into the garden should additional parking be required.

ENTRANCE HALL:

LIVING ROOM: - 6.40m x 4.01m (21'0" x 13'2")

KITCHEN: - 3.00m x 2.18m (9'10" x 7'2")

UTILITY: - 2.06m x 2.36m (6'9" x 7'9")

DINING ROOM/PLAY ROOM: - 2.03m x 2.13m (6'8" x 7'0")

FIRST FLOOR LEVEL - LANDING:

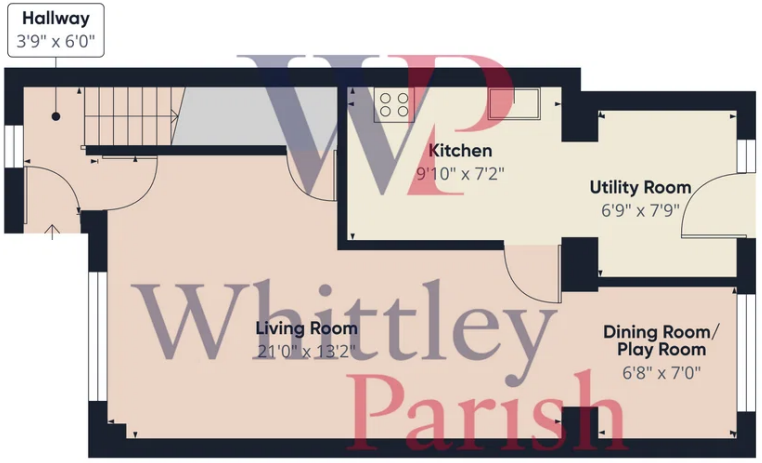
BEDROOM: - 3.00m x 2.54m (9'10" x 8'4")

BEDROOM: - 2.36m x 2.57m (7'9" x 8'5")

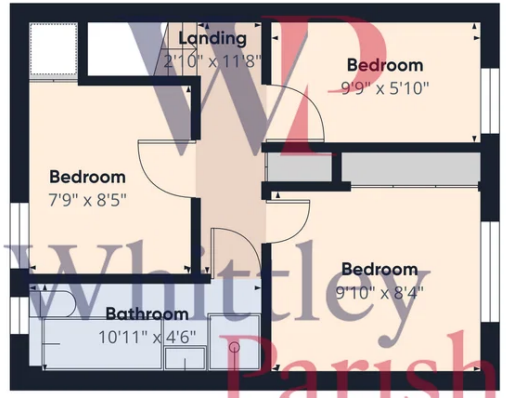
BEDROOM: - 2.97m x 1.78m (9'9" x 5'10")

BATHROOM: - 3.33m x 1.37m (10'11" x 4'6")

SERVICES:
Drainage - mains
Heating - gas
EPC Rating D
Council Tax Band B
Tenure - freehold



Floor 0



Floor 1

Approximate total area(1)

769 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







Viewing Arrangements

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