



Martin Road, Diss - IP22 4HR

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Martin Road

Diss

NO CHAIN! Nestled in a QUIET CUL-DE-SAC, this WELL-PRESENTED THREE BEDROOM SEMI-DETACHED HOUSE is offered with NO ONWARD CHAIN, making it an ideal opportunity for FIRST TIME BUYERS or those seeking a smooth move. Step through the welcoming entrance into a SPACIOUS 23' SITTING/DINING ROOM (stms), which enjoys an abundance of natural light via the dual aspect and offers versatile zones for relaxing or entertaining. The SEPARATE KITCHEN is thoughtfully laid out, providing ample storage and workspace, with a view to the rear garden (perfect for keeping an eye on children or pets). Upstairs, discover THREE GENEROUS BEDROOMS, each providing comfortable accommodation and flexibility for family life, guests, or a home office. The smartly appointed FAMILY BATHROOM completes the first floor, featuring modern fittings and a neutral décor. This home benefits from DOUBLE GLAZING and modern electric heaters, ensuring year-round comfort. Externally there are PLEASANT and PRIVATE REAR GARDENS providing space for EXTENSION also (stp). Parking can be found off road in front of the SINGLE GARAGE.

With its practical layout and well-proportioned rooms, this property offers a wonderful sense of space and privacy, creating a welcoming environment for modern living.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Semi-Detached Home Ideal For First Time Buyers
- Cul-De-Sac Setting
- Large 23' Sitting/Dining Room (stms)
- Separate Kitchen
- Three Ample Bedrooms & Family Bathroom
- Private Enclosed Rear Garden
- Off Road Parking & Single Garage

The property is located within easy reach of the centre of Diss within easy walking distance of the local shops, amenities and mainline railway station, which has regular services connecting to London, Liverpool Street and Norwich. The historic market town of Diss is situated on the South Norfolk border and has proved to be a popular location over the years. The town offers an extensive range of amenities and facilities and is only 23 miles to the south of Norwich and 25 miles to the north of Ipswich.



SETTING THE SCENE

Approached via the cul-de-sac tucked up the end there is a lawned frontage with a pathway to the main entrance door to the front. A side gate leads into the rear garden. Parking can be found to the right in front of the single garage.

THE GRAND TOUR

Entering the house via the main entrance door to the front, there is an entrance hallway with stairs ahead to the first floor landing. A door leads to the right into the main sitting/dining room measuring approximately 23' (stms). There is a bright dual aspect to front and rear as well as space for both sitting and dining. A door leads through to the separate kitchen which provides access onto the rear garden as well as a large understairs cupboard for storage. The kitchen features a range of wall and base level units with rolled edge worktops over as well as integrated electric oven and hob over. There is then space for all white goods undercounter.

Heading up to the first floor landing there is built in storage as well as loft access. There is then access to all three bedrooms leading off. The smallest room is currently used as an office with two further comfortable double rooms. The family bathroom has been re-fitted with a tiled finish as well as w/c, hand wash basin and bath with shower over.

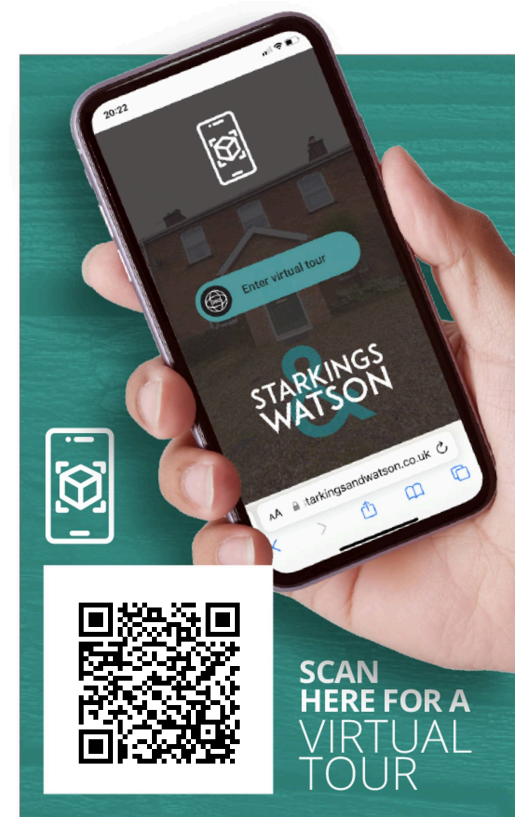
FIND US

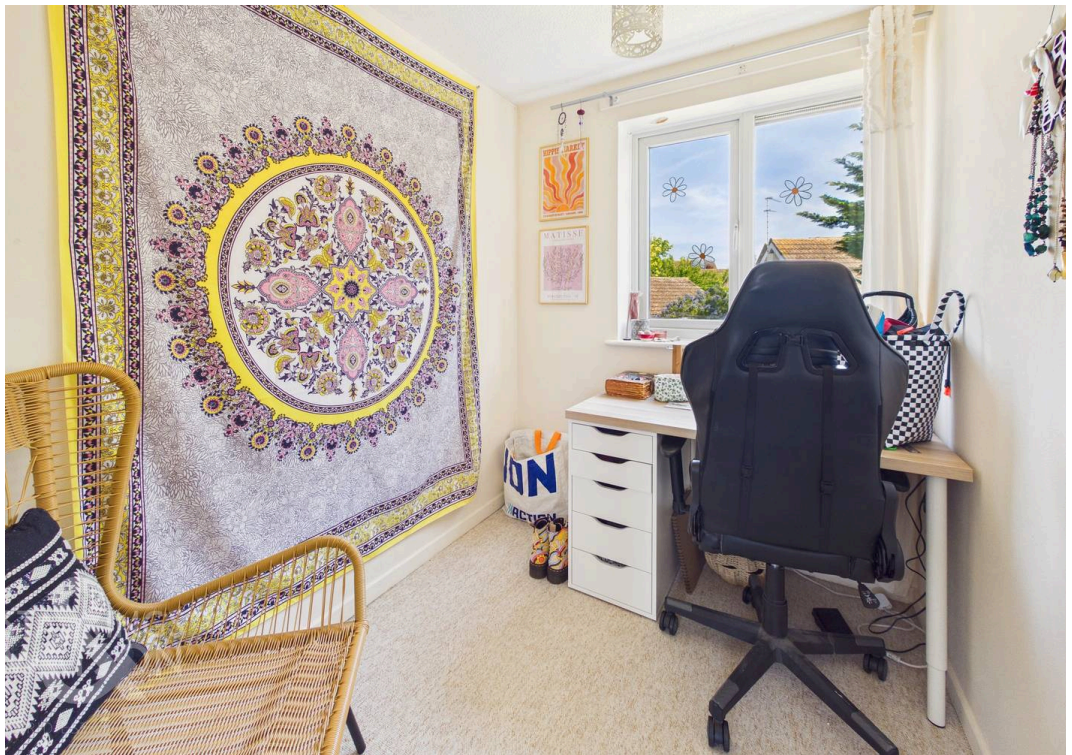
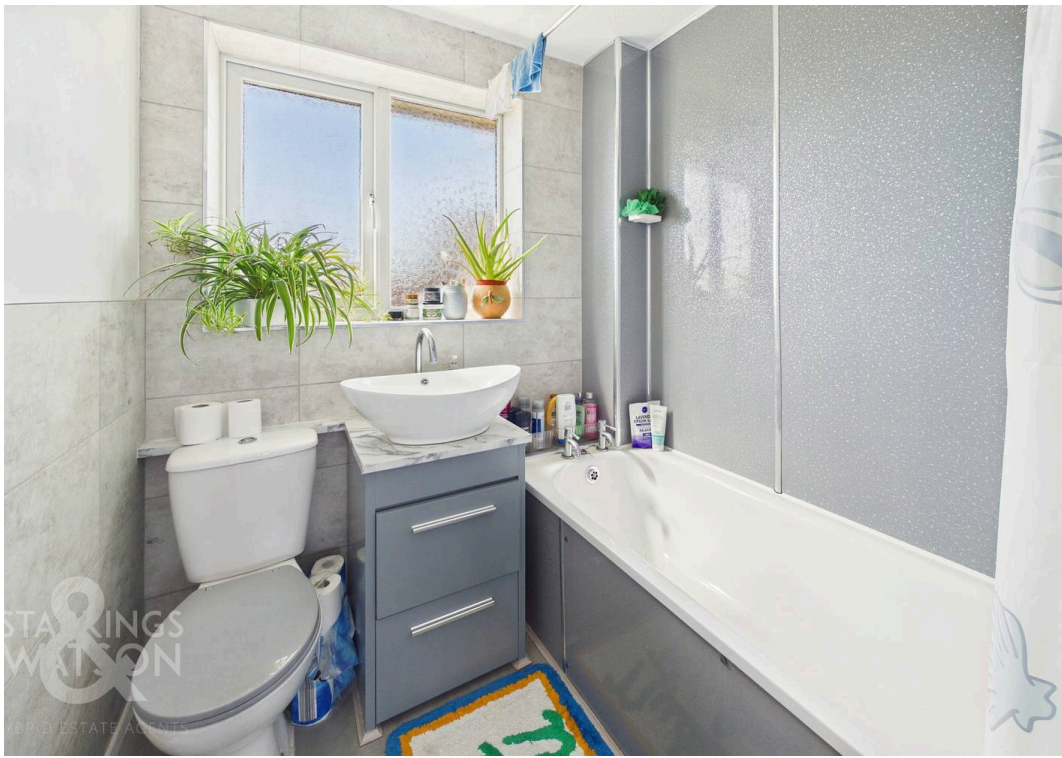
Postcode : IP22 4HR

What3Words : ///butchers.mobile.rinse

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



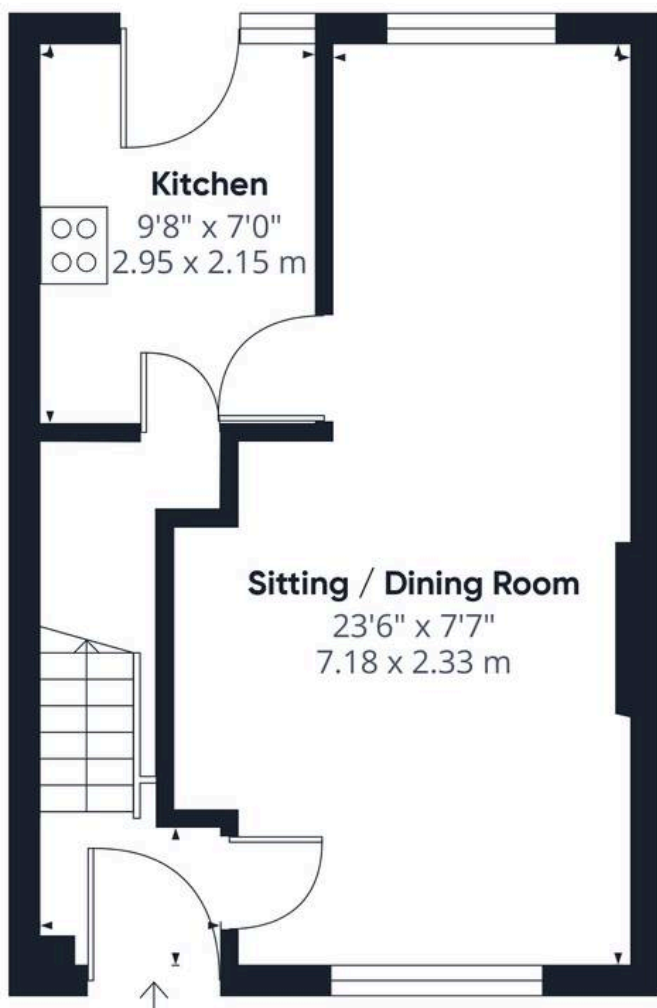




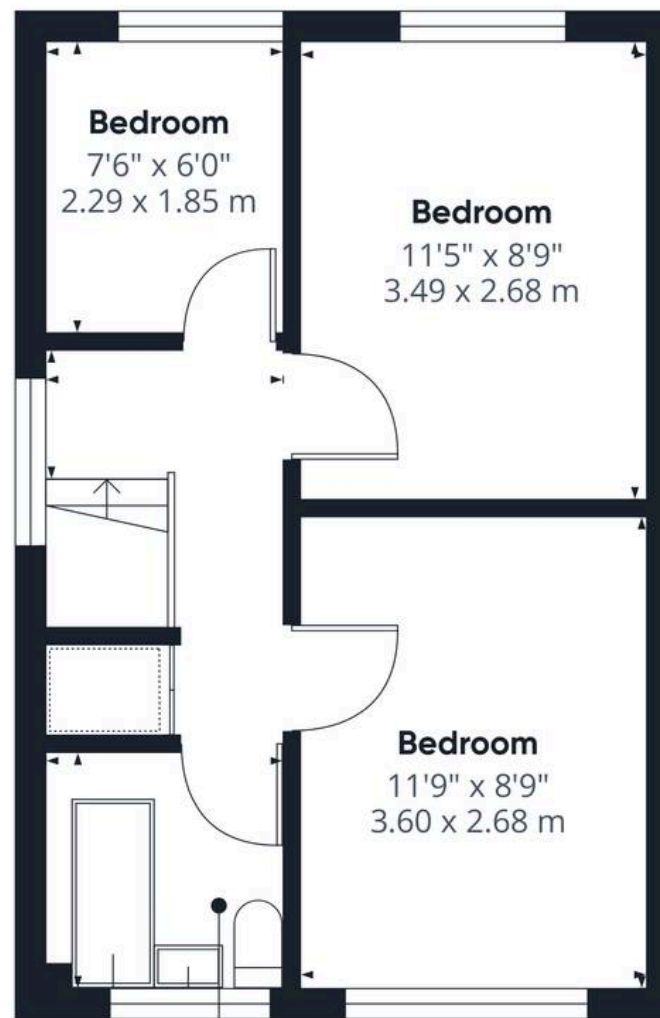
THE GREAT OUTDOORS

The private and enclosed rear garden offers more space than you might expect with space to the side which could easily accommodate an extension (stp). There is a hard standing patio area as well as lawns and planting borders with mature trees and shrubs providing privacy. There is a side gate leading to the frontage also.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

672 ft²

62.4 m²

(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





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