



Pollard Court | Diss | IP22 4PJ

Asking Price £325,000

twgaze

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## Asking Price £325,000

A gardeners dream of a property! Superb, mature gardens with an array of planting, landscaping and a patio. 3 bedrooms. En-suite shower room and ground floor WC. Sitting room with open fireplace and patio doors onto a pretty courtyard. Fitted kitchen with opening to dining area. Short walk to the station.

\*\*Viewing a must.\*\*

- A gardeners dream property!
- Mature gardens with various planting and landscaping.
- Timber summerhouse/store and greenhouse.
- Further courtyard area off the sitting room.
- Detached property with 3 bedrooms.
- En-suite shower room.
- Sitting Room with open fireplace, feature book shelving and patio door to courtyard.
- Fitted kitchen with open plan feel to dining area.
- Driveway space and single garage.
- Gas central heating.

### Location

The property is positioned within a handy ten minute walk from Diss train station, which provides regular connections to Norwich, Ipswich and London. Diss is a pretty South Norfolk Market town, known for its character buildings and iconic Mere in the centre, which creates a beautiful focal point for the town. Diss is serviced by numerous independent shops, cafes, pubs, restaurants and other useful local businesses, along with national supermarkets which include B&M, Aldi, Tesco and Morrisons. The town straddles the Norfolk/Suffolk border and allows great access to the A140 and A143 along the stunning Waveney Valley with its pretty walks, river and scenery. Further afield, destinations such as the historic, cultural City of Norwich and the gorgeous Suffolk coastline can be reached within a one hour drive from Diss train station.





### The property

Nicely positioned within a cul-de-sac, this detached 3 bedroom property offers comfortable accommodation and popular features, such as an open plan kitchen/dining area, bright sitting room with open fireplace and main bedroom with fitted wardrobes and en-suite shower room. The house benefits from a modern bathroom and kitchen, both of which has been re-fitted within the past few years, along with several new windows.

### Outside

A driveway to the front allows off-road parking for two vehicles, which is supported by a single, attached garage. The drive opens to a small courtyard with a unique garden door, which provides access to a path which leads to the rear. The rear garden is a real delight and a generous size that is not usually associated with similar modern homes. The garden has a patio area with a picket fence opening to a mature lawn with various raised beds and an array of shrubs and colourful flowers, including a clematis and rose covered arched pergola. At the bottom of the garden is a small pond, and further patio which is an ideal place to enjoy the afternoon sun. There is also a greenhouse and timber summer house.

Services: Mains electricity, water and drainage are connected. Gas central heating and an open fireplace in the sitting room

How to get there: W3W: strictly.student.escalated

Viewing: By appointment with TW Gaze

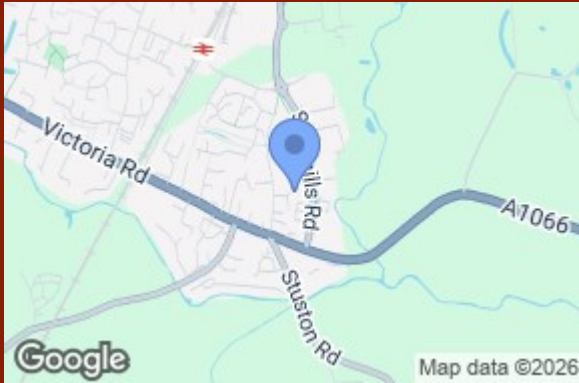
Council Tax: C

Freehold

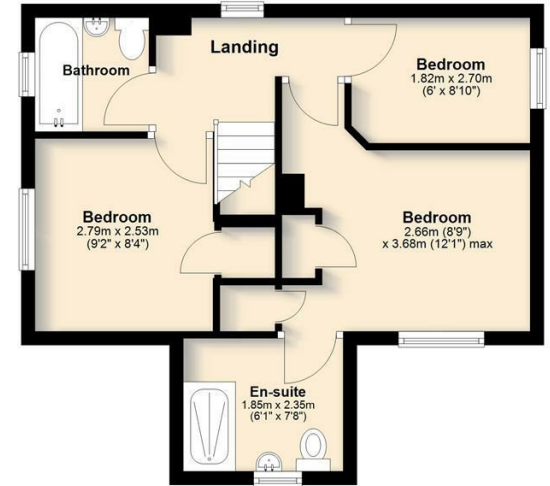
Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Ref: 2/20234/RM



**Ground Floor**  
Approx. 38.3 sq. metres (412.0 sq. feet)



**First Floor**  
Approx. 38.3 sq. metres (412.1 sq. feet)

Total area: approx. 76.6 sq. metres (824.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) <b>A</b>			
(91-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(121-28) <b>F</b>			
(1-28) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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