



Mission Road, Diss - IP22 4HX

**STARKINGS
&
WATSON**

HYBRID ESTATE AGENTS



Mission Road

Diss

NO CHAIN. Situated just a few moments from Diss town centre and its mainline train station, this MID-TERRACE HOME offers both CHARACTER CHARM and MODERN FUNCTIONALITY in abundance. The main living space comes in the form of an OPEN PLAN sitting and dining room area measuring an impressive 21' in length with an attractive RED BRICK FIREPLACE housing a WOOD BURNING fire, ideal for those cosier evenings. To the rear of a fitted kitchen gives ample storage while a RECENTLY MODERNISED BATHROOM sits just beyond this. The first floor landing gives way to THREE BEDROOMS, each well proportioned and well-lit with the addition of a handy storage space with potential of creating a home office set up if required. Externally, the rear garden is GENEROUS IN SIZE and kept FULLY ENCLOSED while at the end of the sprawling lawn area is a bespoke built cabin/out building with its own power supply, wood effect flooring and full double glazing creating the perfect HOME OFFICE area or potential further entertainment space.



Council Tax band: B

Tenure: Freehold

- No Chain
- Mid-Terraced House
- 21' Open Sitting & Dining Room With Wood Burner
- Recently Modernised Family Bathroom Suite
- Three Bedrooms
- Large & Private Rear Garden With External Cabin/Outbuilding
- Short Walk To Town Centre & Train Station
- Ideal First Time Buy Or Investment Purchase

The property is located just outside 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

The property is set back from the street where a low level brick wall gives way to a low maintenance flagstone frontage ideal for planting beds while a separate access takes you to the side of the home and a rear courtyard space with access door into the kitchen.



THE GRAND TOUR

Once inside, the main living space is the first area to greet you in the form of an impressively sized 21' open plan living area comprising both the sitting and dining rooms. Initially carpeted flooring gives way to the sitting room area where a cosy red brick fireplace is partnered with a cast iron wood burning fire and tiled hearth creating the perfect cosy atmosphere for the colder evenings with a handy built in storage cupboard just to the right hand side. Carpeted flooring gives way to hard wearing wood effect flooring and the ideal space for a formal dining table with further storage areas either side of the second chimney breast. Beyond this a fully fitted kitchen offers a multitude of wall and base mounted cabinetry with work surfaces giving way to integrated appliances to include an oven and hob with extraction above with space and plumbing remaining for further white goods and appliances. The space has been fitted with a Velux window within the ceiling alongside a side facing aspect meaning the space remains incredibly well lit any time of the day. From here the stairs for the first floor present themselves next to a second access door which leads into the courtyard space with alleyway running down the side of the home towards the front and external storage area. Heading towards the rear of the home, a fully modernized family bathroom suite presents itself with attractive neutral décor alongside a rainfall shower head and glass screen mounted over the bath with wall mounted radiator and frosted glass window to the outside.

The first floor landing splits to allow access into each of the three bedrooms as well as a versatile storage space to the right hand side of the stairs currently functioning as the perfect storage area with the wall mounted gas, central heating, boiler and window overlooking the rear gardens.

The first of the bedrooms comes immediately to your left in the form of a well proportioned double bedroom - again the space has views over the rear garden through uPVC double glazed windows with carpeted flooring and a bright and neutral décor. To the front of the home two further bedrooms present themselves with a slightly smaller room perfectly functioning as a nursery laid with carpeted flooring leading directly into the larger of the bedrooms. Solid wooden flooring leaves more than enough room for a formal double bed with freestanding storage solutions and further built in storage cupboard towards the front of the home next to a original cast iron fireplace.

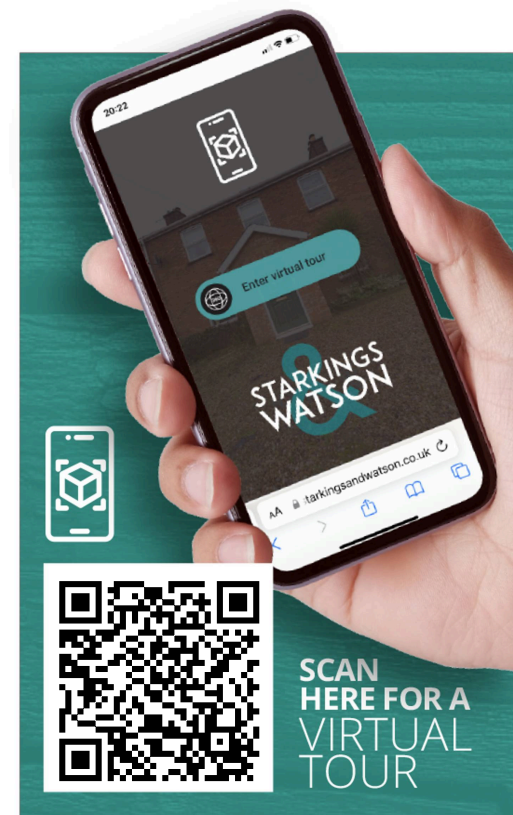
FIND US

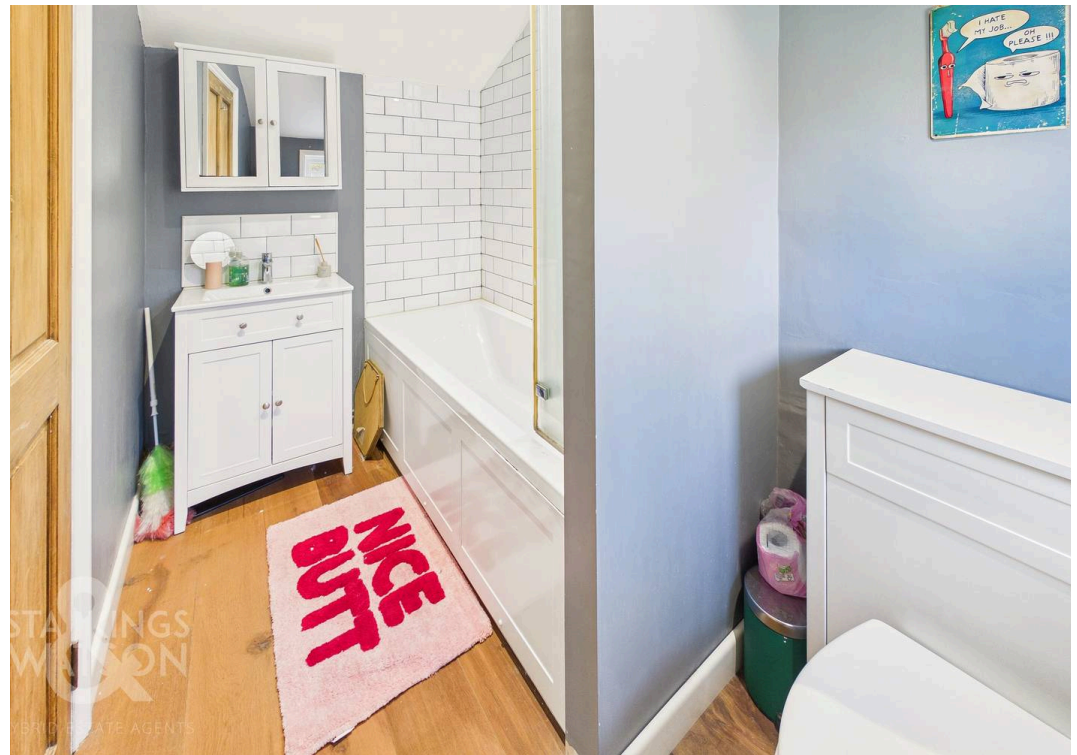
Postcode : IP22 4HX

What3Words : ///mirroring.permanent.waitress

VIRTUAL TOUR

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

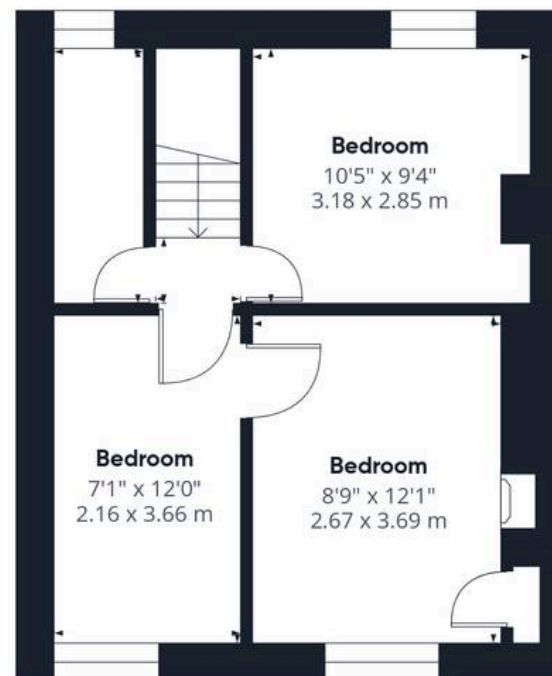
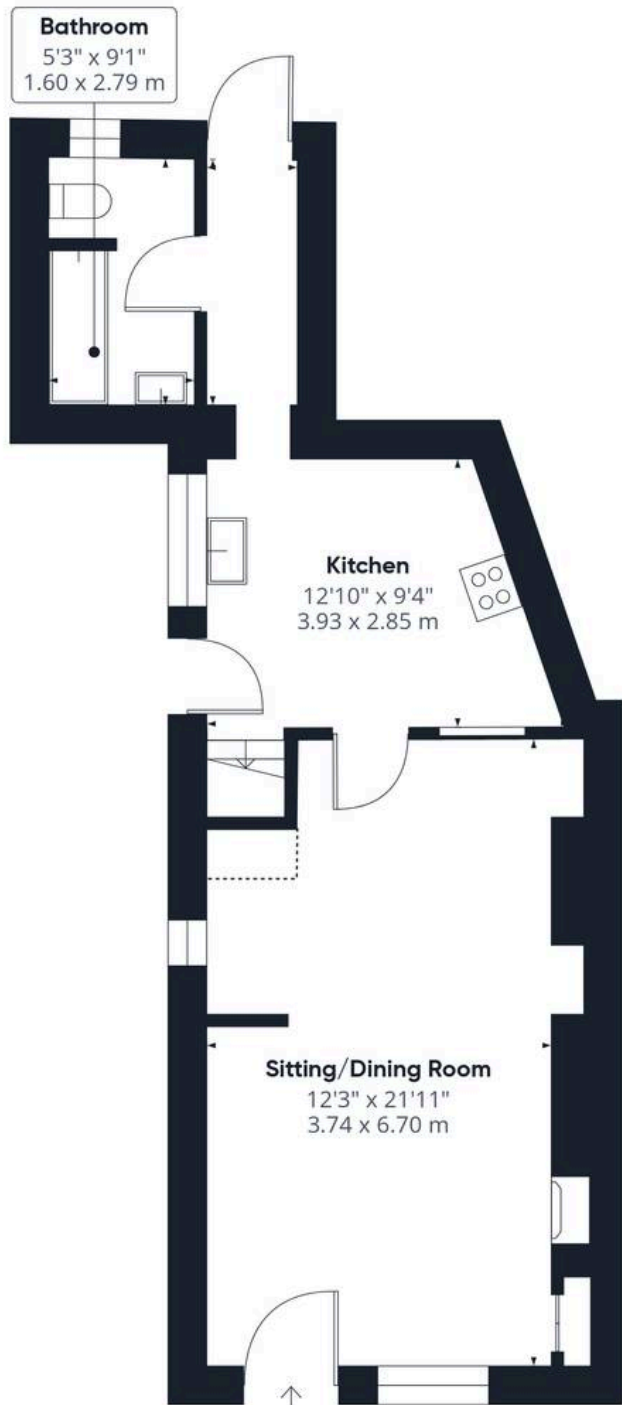




THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the very rear a mixture of timber, panel fencing and mature shrubbery. A flagstone patio greets you directly as you exit the home with potential for further storage or seating areas, whilst a pathway leads through a lawned garden towards a secondary patio at the very rear of the home. Upon the secondary patio a bespoke cabin has been built - the space has been fitted with its own power supply with further external plug sockets, full double glazing and wood effect laminate flooring, making this the ideal home office workspace or potential further entertainment area.





Floor 1

Approximate total area⁽¹⁾

802 ft²
74.5 m²

Reduced headroom

5 ft²
0.5 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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

GIRAFFE 360





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