



Speirs Way, Diss - IP22 4YX





## Speirs Way

Diss

This MODERN TWO BEDROOM end of terrace house is ideally situated in a quiet CUL-DE-SAC, offering a peaceful retreat while remaining close to local amenities. The property is WELL PRESENTED throughout, featuring a welcoming and spacious main sitting room to the front, perfect for relaxing or entertaining guests. The separate KITCHEN/DINER to the rear is fitted with contemporary units and provides ample space for both cooking and dining, with direct access to the rear garden for easy indoor-outdoor living. Upstairs, there are TWO GENEROUS BEDROOMS offering plenty of natural light as well as a stylish family bathroom. With its thoughtful layout and immaculate condition, this home is perfectly suited for FIRST TIME BUYERS or those seeking a comfortable, low maintenance lifestyle. Externally there is a pleasant and enclosed rear garden as well as a SINGLE GARAGE and OFF ROAD PARKING.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

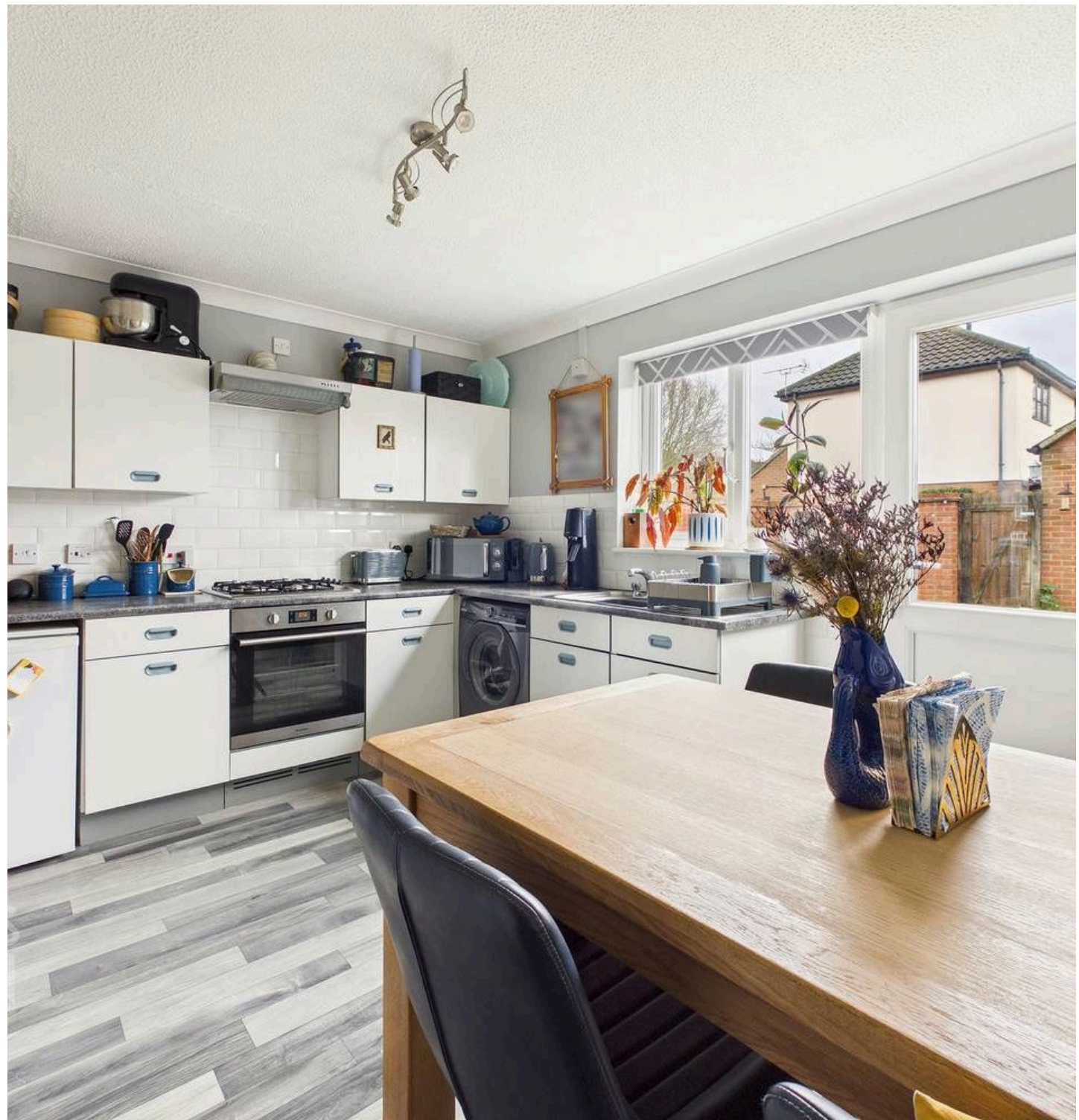
EPC Environmental Impact Rating: D





- Modern End Of Terrace House
- Quiet Cul-De-Sac Location
- Well Presented Accommodation
- Main Sitting Room & Separate Kitchen/Diner
- Two Double Bedrooms & Family Bathroom
- Private Enclosed Rear Garden
- Off Road Parking & Single Garage
- Ideal First Time 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

Approached via the cul-de-sac location of Speirs Way, There is a small front garden laid to lawn with a pathway to the main entrance door at the front. To the side is a gated access into the rear garden with off road parking found beyond the garden in front of the single garage.

## THE GRAND TOUR

Entering the house via the main entrance door to the front there is a spacious and welcoming sitting room overlooking the frontage. Within the sitting room are the stairs to the first floor landing as well as some understairs storage. Beyond the sitting room is the well fitted kitchen/diner providing ample space for a table and entertaining guest. The modern kitchen provides a range of wall and base level units with rolled edge worktops over as well as integrated electric oven and gas hob. There is space for all remaining white goods in addition as well as a door to the rear garden. Heading up to the first floor landing you will find two double bedrooms, one to the front and one to the rear. The bedroom to the front being the master room. The neutral family bathroom provides a bath with shower over, w/c and hand wash basin.

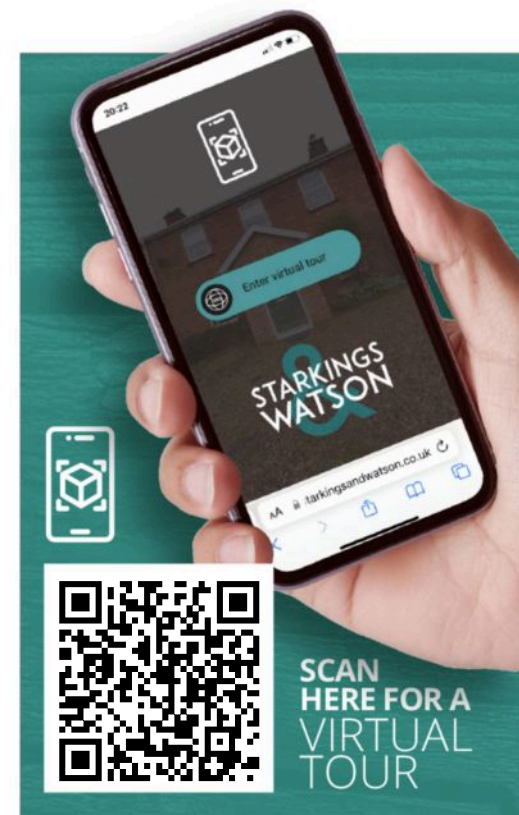
## FIND US

Postcode : IP22 4YX

What3Words : ///shredder.permit.reason

## VIRTUAL TOUR

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











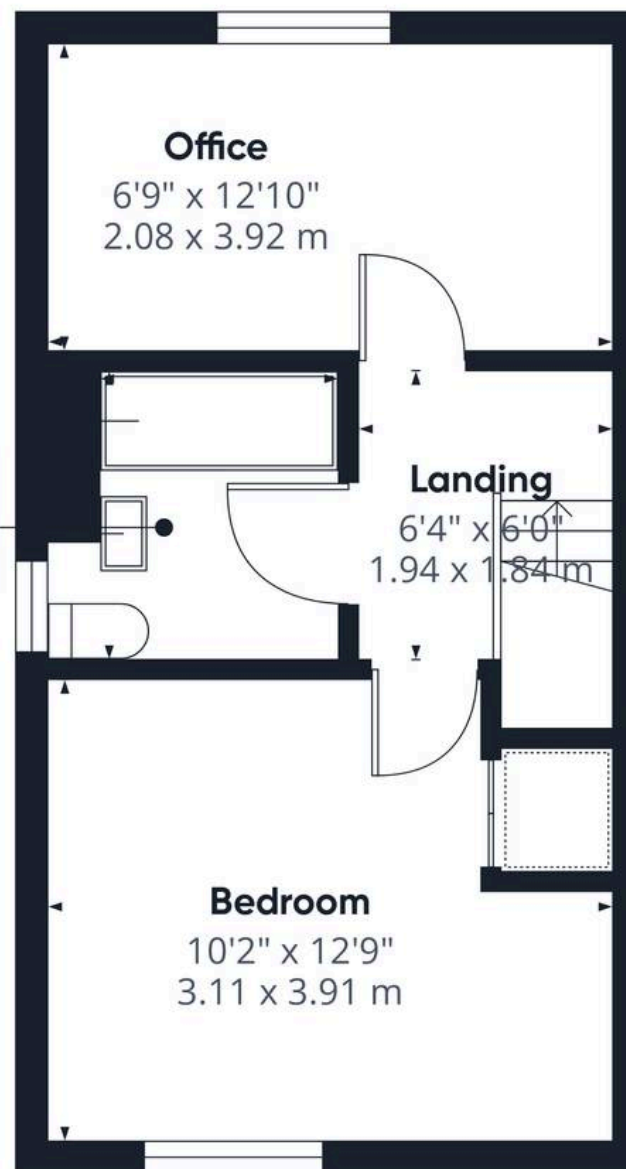
## THE GREAT OUTDOORS

The private and enclosed rear garden is wall ed in giving a good sense of privacy. being a corner plot means the garden is wider than others in the area. There is a generous side and rear patio area as well as lawns with plenty of space to be enjoyed. Beyond the garden is a gate onto the parking space with the garage also.





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

574 ft<sup>2</sup>

53.3 m<sup>2</sup>

**Reduced headroom**

14 ft<sup>2</sup>

1.3 m<sup>2</sup>

(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.

GIRAFFE360





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