



Pheasant Drive, Diss IP22 4US

william
h brown

welcome to

Pheasant Drive, Diss

A beautifully maintained three-bedroom detached home in Diss, featuring a modern kitchen with open-plan dining, two reception rooms, utility, downstairs W/C, and a primary bedroom with en-suite. Outside offers an enclosed garden, garage and off-road parking.

Entrance Hall

Window to side aspect, radiator, front door.

Cloakroom

W/C, radiator, wash basin.

Lounge

12' 10" x 12' 1" (3.91m x 3.68m)

Window to front aspect, radiator, carpet flooring.

Dining Room

9' 4" x 13' (2.84m x 3.96m)

Skylight, door to garage, hard flooring.

Reception Room

8' 4" x 18' 6" (2.54m x 5.64m)

Patio door to side, radiator, hard flooring.

Kitchen

18' x 9' 3" (5.49m x 2.82m)

Window to rear aspect, wall and base units, radiator, gas hob, integrated appliances, tiled splash back, patio door to rear.

Utility Room

5' 4" x 5' 8" (1.63m x 1.73m)

Base units, space for white goods, pantry cupboard, boiler.

Landing

Loft hatch, airing cupboard, carpet flooring.

Bedroom 1

12' 10" x 10' 8" (3.91m x 3.25m)

Window to front aspect, radiator, access to ensuite, carpet flooring.

En-Suite

Window to front aspect, radiator, wash basin,

shower, w/c.

Bedroom 2

8' 6" x 9' 5" (2.59m x 2.87m)

Window to rear aspect, radiator, carpet flooring.

Bedroom 3

9' 5" x 9' 3" (2.87m x 2.82m)

Window to rear aspect, radiator, carpet flooring.

Bathroom

Window to side aspect, wash basin, w/c, bath tub,

hard flooring.

Rear Garden

Patio area, turfed, fence for boundary.

Parking

Off road parking.

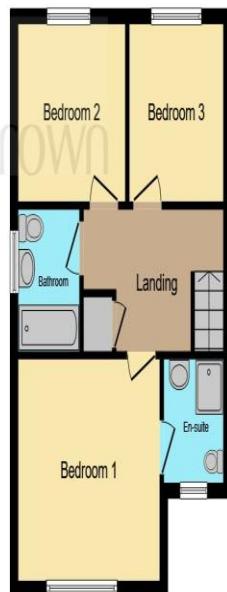
Garage

12' 11" x 9' 7" (3.94m x 2.92m)

Manual up and over door, electric, concrete flooring.

Agents Note

Estate charge of £160 per annum. Please contact the office for more information.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



welcome to
Pheasant Drive,
Diss

- Three-bedroom detached house
- Modern kitchen with open-plan dining
- Separate utility room
- Primary bedroom with en-suite
- Well-maintained enclosed rear garden

Tenure: Freehold EPC Rating: B

Council Tax Band: C

offers in excess of

£350,000



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Property Ref:
DSS111308 - 0005

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