

Bramley Road, Diss IP22 4LT

Offers Over

£300,000

Whittley Parish

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

- Beautifully renovated and extended family home located on a sought-after location
- Private brick weave driveway with carport and garage
- Modern fitted kitchen with double NEFF oven, gas hob and space for dishwasher and washing machine
- Open plan living room diner with office space to the rear
- Easy to maintain private garden
- New gas boiler along with recently installed windows and doors
- Modern first floor family bathroom with WC, wash basin and bath with shower plus additional ground floor WC
- Located within the catchment area of highly regarded local primary and secondary schools
- EPC Rating D
- Council Tax Band C

Located on Bramley Road, one of Diss's most sought-after residential areas, this property enjoys a prime position within an attractive close. Within walking distance of Quaker Wood and the town centre, residents benefit from easy access to the thriving market town of Diss. Nestled in the beautiful Waveney Valley countryside, Diss offers a wide range of amenities and facilities, including highly regarded primary and secondary schools, a variety of independent boutiques, and a mainline railway station providing regular direct services to Norwich and London Liverpool Street.

This beautifully presented home has been significantly improved by the current owners, including the installation of new cedral fibre cement cladding to both the front and rear elevations, complemented by Rockwool insulation. Further enhancements include a new gas-fired boiler, along with recently installed windows and doors.

This detached home offers spacious and well-balanced accommodation, perfect for modern family living. The welcoming entrance leads into a generous open-plan sitting and dining room, with a dual-aspect design allowing natural light to flood the space throughout the day, creating a bright and inviting atmosphere. The kitchen is fitted with a range of modern units and features a double NEFF oven with an integrated gas hob. There is also space and plumbing for both a washing machine and dishwasher, providing practicality for everyday living.













Completing the ground floor is a convenient cloakroom with WC and wash basin, neatly positioned beneath the stairs. Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom overlooks the rear garden, while bedrooms two and three are situated to the front of the property. These rooms are served by a stylish family bathroom comprising a WC, wash basin, heated towel rail, and a bath with shower over.

Outside, the property continues to impress. A brick-weave driveway provides off-road parking for multiple vehicles, complemented by a carport and a garage with power connected. To the rear, the generous two-tier landscaped garden has been thoughtfully designed with a brick-weave patio and low-maintenance artificial lawn, creating the ideal setting for relaxing, entertaining guests, or enjoying the warmer months with family and friends.

ENTRANCE HALL:

WC: - 0.86m x 1.60m (2'10" x 5'3")

LIVING/DINING ROOM: - 3.56m x 10.01m (11'8" x 32'10")

KITCHEN: - 2.69m x 4.98m (8'10" x 16'4")

FIRST FLOOR LEVEL - LANDING:

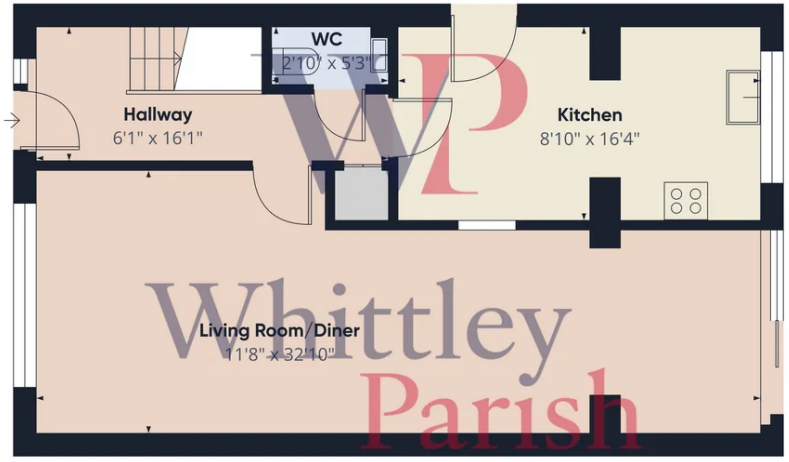
BEDROOM: - 3.07m x 4.17m (10'1" x 13'8")

BEDROOM: - 2.69m x 3.45m (8'10" x 11'4")

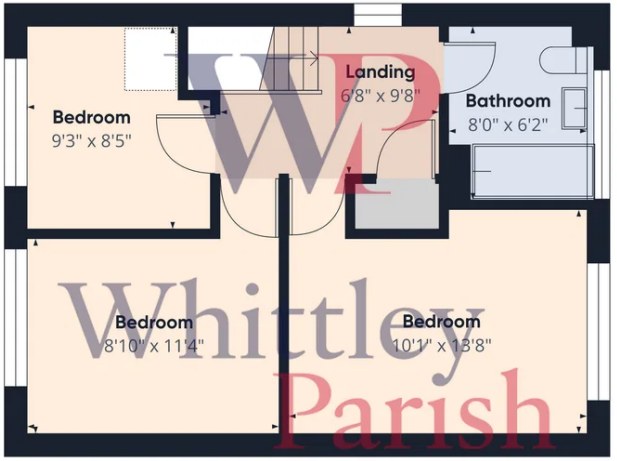
BEDROOM: - 2.82m x 2.57m (9'3" x 8'5")

BATHROOM: - 2.44m x 1.88m (8'0" x 6'2")

SERVICES:
Drainage - mains
Heating - gas
EPC Rating D
Council Tax Band C
Tenure - freehold



Floor 0



Floor 1

W
S N
E

Approximate total area(1)

1015 ft²

(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







Viewing Arrangements

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