



20 Louies Lane
Diss
Norfolk
IP22 4LR

Price: Offers in Excess of
£500,000





- Superb 4 bed family home in 0.3ac garden
- Quiet but central location within the town
- Spacious and well appointed
- Double garage and ample parking
- Scope to build an annexe to the side, subject to planning consent
- Soon to have replacement white pvc windows



Location

The property is close to the heart of the town and the wide range of facilities that Diss has to offer are within walking distance including local and national shops, good social and sporting facilities, modern health centre and schooling to sixth form level. Additionally, Diss has the benefit of the mainline rail station on the Norwich to London Liverpool Street line with a journey to London of around 90 minutes. The town is well located with the fine old town of Bury St Edmunds around 18 miles away, Thetford 17 miles, Norwich and Ipswich both around 25 miles.





The Property

This is an exceptional home within the town as there are few which can match it with regards to location and size of plot. Built by Shaw builders in the 1990s the property has been improved over the years with an updated kitchen and solar roof panels and more recently, a smart new en-suite shower room to the master bedroom.

The entrance vestibule opens into an impressively spacious entrance hall which is indicative of the accommodation throughout as all rooms are of generous sizes. The sitting room is particularly spacious, measuring 7.9m x 4.6m and features an open fireplace, French doors to the garden and a bay window to the front elevation. Similarly the kitchen/breakfast room is of a good size and incorporates a range of units to one end. Appliances include a double oven, five ring gas hob and extractor hood. There is a water softener installed, space for a dishwasher and a large American style fridge freezer as well as a good sized kitchen table and there is further provision for appliances in the laundry room and side lobby which connects the house to the double garage. The dining room with French doors to the garden completes the ground floor layout.

Upstairs are four double bedrooms, the master bedroom benefiting from a dressing room and en-suite shower room and the remaining three bedrooms have built-in wardrobes. The large double bedroom to the front aspect features a sink unit.

Outside

The property is approached off Louies Lane via a private gravelled driveway which belongs to the property and over which the two neighbouring properties enjoy a right of way. The house stands at the end of its driveway with lawn areas to the front. All in all, the house sits centrally in its plot of 0.3ac excluding the driveway (0.48ac including driveway). There is ample parking immediately in front of the double garage and additionally, behind the fencing/gate lies a further area which could be utilised for a caravan or motor home or even an annexe, subject to planning consents. Adjacent to this lies a shed, fruit cage and vegetable patch and the formal gardens run along the east and south elevations bordered with a well maintained evergreen hedge.

Services

Mains water, drainage, gas and electricity are connected to the property. Solar roof panels on a feed-in tariff installed after the date of the current EPC. Gas fired boiler providing heating to radiators and domestic hot water.

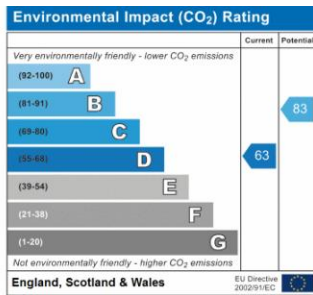
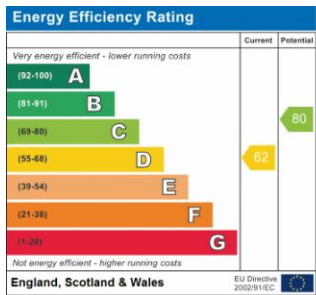
Directions

From Roydon Road turn into Louies Lane and a little further along on the right hand side lies the gravelled driveway which gives access to the property.

Viewing

Strictly by appointment with TW Gaze.

Freehold

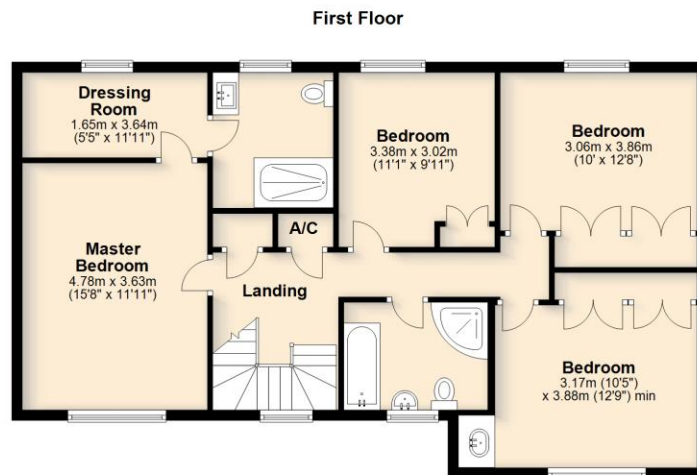
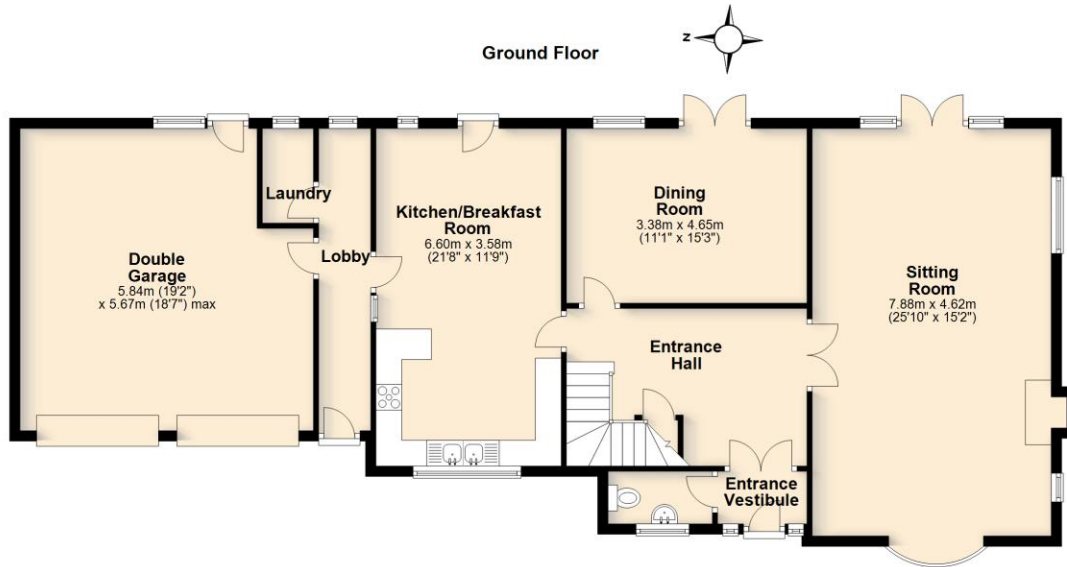


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Total area: approx. 227.3 sq. metres (2446.1 sq. feet)

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