



**Blackthorn Close, Diss IP22 4ZA**

**welcome to**

## **Blackthorn Close, Diss**

Situated within easy reach of Diss town centre and train station, this well-maintained four-bedroom detached home offers spacious and versatile accommodation, ideal for modern family living.

Offering an en-suite to the primary bedroom, lovely rear garden, and off road parking for multiple cars.

### **Entrance Hall**

Front door, radiator, understairs cupboard, hard flooring.

### **Cloakroom**

Window to side aspect, radiators, w/c, hard flooring.

### **Lounge**

Bay window to front aspect, radiator, double doors to dining room, gas fireplace, hard flooring.

### **Dining Room**

Sliding door to rear aspect, radiator, hard flooring.

### **Kitchen**

Window to rear aspect, side door, wall and base units, space for white goods, radiator, tiled splash back, gas hob, built in sink.

### **Landing**

Loft, airing cupboard, storage, carpet flooring.

### **Bedroom 1**

Window to front aspect, radiator, access for ensuite, built in wardrobes, carpet flooring.

### **En Suite**

W/C, wash basin, radiator, tiled back, shower cubical, hard flooring.

### **Bedroom 2**

Window to rear aspect, built in wardrobes, carpet flooring.

### **Bedroom 3**

Window to front aspect, radiator, carpet flooring.

### **Bedroom 4**

Window to rear aspect, radiator, carpet flooring.

### **Bathroom**

Window to side aspect, radiator, w/c, wash basin, bath with shower over head, tiles around bath.

### **Rear Garden**

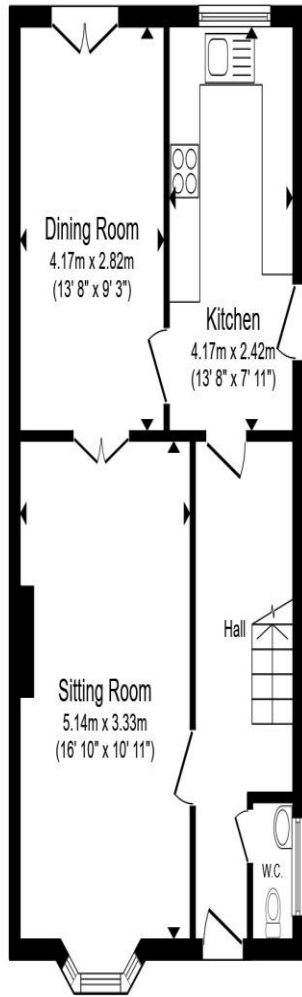
Small patio area, turfed, fenced for boundary.

### **Parking**

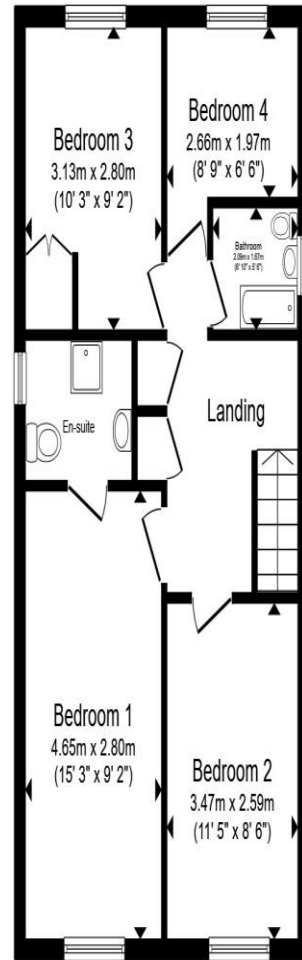
Off-road parking for multiple vehicles, with additional spaces to the front and side

### **Garage**

Concrete flooring, side door access to garden, pitched roof, manual up and over door.



**Ground Floor**



**First Floor**

Total floor area 100.9 m<sup>2</sup> (1,086 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



**welcome to**  
**Blackthorn Close,**  
**Diss**

- Guide Price £300,000 to £325,000
- Well-maintained four-bedroom detached family home
- Separate dining room with doors to the rear garden
- Spacious living room with bay window and gas fireplace
- Ground floor W/C and Primary bedroom with en-suite

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

guide price

**£300,000**



**view this property online** [williamhbrown.co.uk/Property/DSS111647](http://williamhbrown.co.uk/Property/DSS111647)



Property Ref:  
DSS111647 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01379 644719**



[Diss@williamhbrown.co.uk](mailto:Diss@williamhbrown.co.uk)



1 Navire House Mere Street, DISS, Norfolk,  
IP22 4AG



[williamhbrown.co.uk](http://williamhbrown.co.uk)