

# ENGLEFIELD, 116 VICTORIA ROAD

DISS, NORFOLK, IP22 4JG





An imposing and substantial Victorian detached property in a convenient location in Diss with a self-contained annexe and huge potential to update.

**The property is a substantial and versatile detached Victorian property that has been in the same family for 40 years. The property was originally divided into 3 flats internally but work has been done to reinstate it to one house. It still offers enormous potential to update and modernise to create an impressive home. In addition to the principal house is a self-contained annexe.**

The front door opens to a spacious entrance hall with elegant staircase rising to the first floor with feature stained glass window. There are two impressive double aspect reception rooms to the front with bay windows. One of the reception rooms has a door to the side. Originally there was a Victorian conservatory and the original tiled floor is still in situ. There are two former shower rooms (unfitted). To the rear are two further rooms, both were previously kitchens but now unfitted and could be used for a variety of purposes. Off one are two rooms that could be a utility room and a store room/pantry. Beneath the principal staircase is access to the cellar. The first floor is currently configured as a flat with sitting

room and kitchen/dining room to the front and three first floor bedrooms, one of which has an ensuite WC, bathroom, further shower room and stairs up to a second floor bedroom.

Externally the property has parking for several cars to the front and estate railings. There is an attached garage to the side. Beyond the garage is a self-contained annexe with one bedroom, shower room, open-plan living room/kitchen and garden room with French doors leading to a small patio. Immediately to the rear of the house is a raised terrace for alfresco dining and the established garden beyond is laid principally to lawn interspersed with an array of mature shrubs and trees. The secluded and secure Victorian walled garden benefits from double gates to the rear allowing access to Lowes View.

#### LOCATION

Diss offers excellent amenities including schools, health facilities, sports facilities, regular bus service and main line railway station to London (Liverpool Street). Norwich, Ipswich and Bury St Edmunds are all







about 22 miles.

### SERVICES

Gas central heating to first floor accommodation of 116 Victoria Road & The Stables. No central heating currently in place to the ground floor of 116 Victoria Road. Mains drainage, water and electricity are connected. (Durrants have not tested any apparatus, equipment, fittings or services and cannot therefore verify they are in working order)

### LOCAL AUTHORITY

South Norfolk District Council

First Floor Flat, IP22 4JG - Band A

Ground Floor Flat, IP22 4JG - Band A

Garden House (The Stables), IP22 4JG - Band A

### ENERGY PERFORMANCE

EPC - E

### VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

### BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact the team directly.



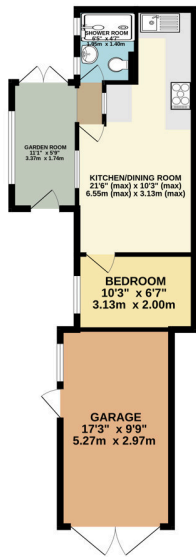


RENOVATION  
OPPORTUNITY

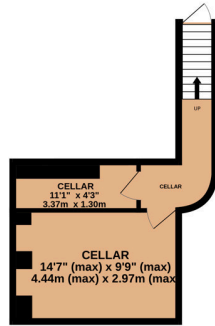
# The Stables



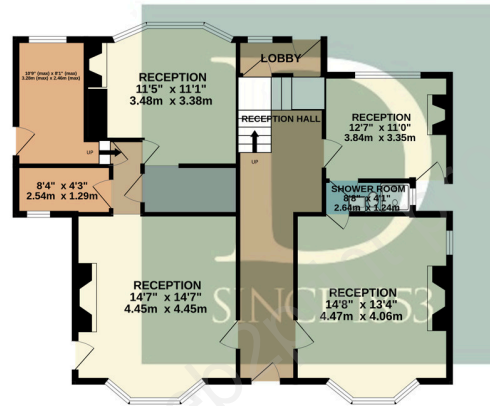
ANNEXE  
518 sq.ft. (48.2 sq.m.) approx.



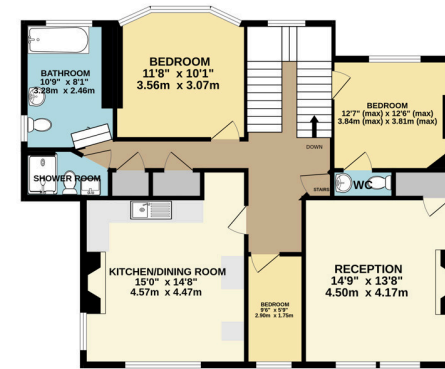
BASEMENT  
239 sq.ft. (22.2 sq.m.) approx.



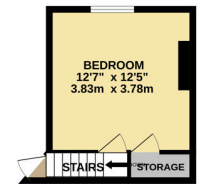
GROUND FLOOR  
1069 sq.ft. (99.8 sq.m.) approx.



1ST FLOOR  
1008 sq.ft. (92.8 sq.m.) approx.



2ND FLOOR  
187 sq.ft. (17.4 sq.m.) approx.



TOTAL FLOOR AREA : 2954 sq.ft. (274.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# DURRANTS

SINCE 1853

## IMPORTANT NOTICE

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1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

## CONTACT US

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