



10 SCHOLARS WALK

DISS, IP22 4EA



A beautifully presented four-bedroom detached family home, ideally located within walking distance of Diss town centre.

Upon entering the property, you are welcomed by a spacious entrance hall featuring attractive Amtico flooring, with stairs rising to the first floor and doors leading to all ground floor accommodation. The sitting room is a bright and generously proportioned space, enhanced by a large bay window to the front aspect. A central feature of the room is the gas coal-effect fireplace, creating a warm and inviting atmosphere. A doorway leads through to the dining room, where patio doors open onto the terrace, providing an ideal space for entertaining, and a further door leads into the kitchen/breakfast room. The kitchen/breakfast room is well-equipped with a good range of wall and floor-mounted units, complemented by ample work surfaces incorporating a breakfast bar. There is a one-and-a-half bowl sink with drainer, space and plumbing for a washing machine and dishwasher, a water softener, an electric oven, and space for a fridge/freezer. A door provides access to the outside, as well as a further door returning to the entrance hall.

Completing the ground floor is a cloakroom and internal access to the integral garage.

On the first floor, a galleried landing with airing cupboard leads to four well-proportioned bedrooms, two of which have fitted wardrobes. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a family bathroom.

Outside, the property offers a driveway providing off-road parking and leading to the garage, which is equipped with an electric door, power, and lighting. The front garden has been designed for ease of maintenance, and a side gate provides access to the rear garden. The rear garden has been thoughtfully landscaped and features a lawn, well-stocked beds and borders, two terraces ideal for outdoor dining, and a garden shed tucked neatly to one side. The garden also benefits from an outside tap and is fully enclosed by wooden panel fencing, offering a good degree of privacy.





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 fired central heating. Mains water, drainage and electricity are connected. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

LOCAL AUTHORITY

South Norfolk District Council
Council Tax Band – D

ENERGY PERFORMANCE

TBC

VIEWING

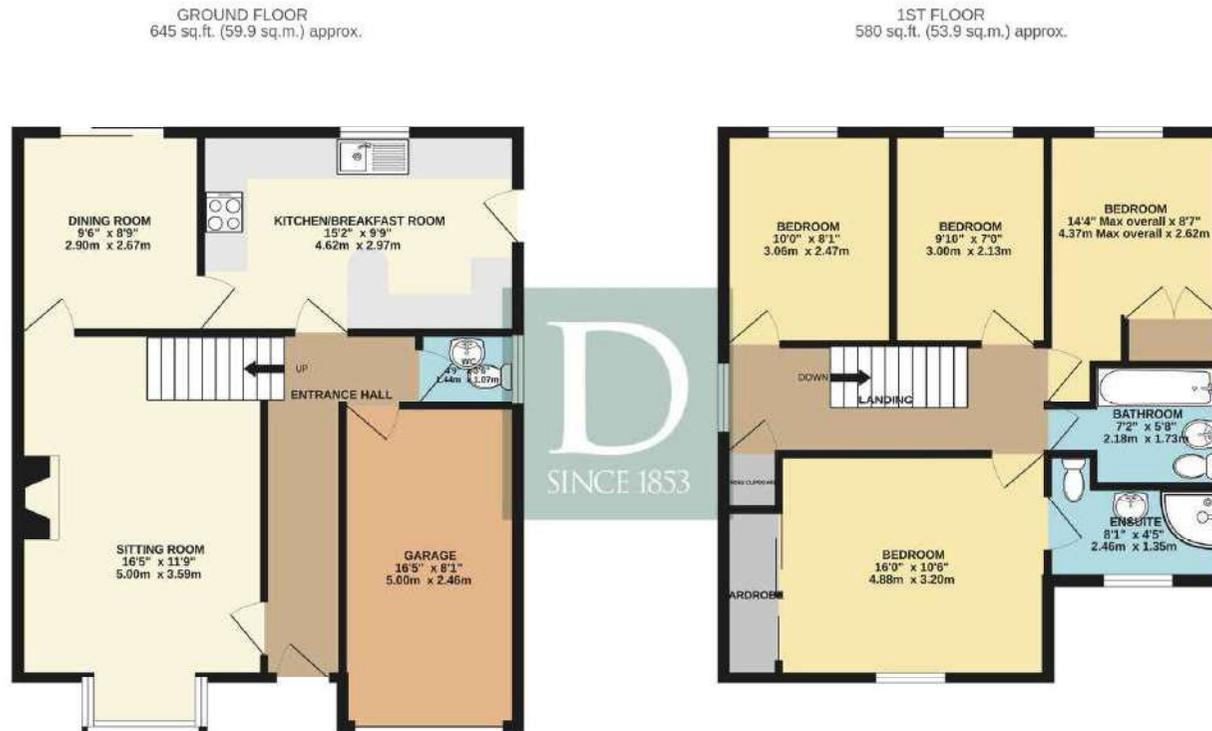
Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.







FLOOR PLAN



TOTAL FLOOR AREA: 1225 sq.ft. (113.8 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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CONTACT US

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