

Scholars Walk, Diss - IP22 4EA

STARKINGS & WATSON

HYBRID ESTATE AGENTS







Scholars Walk

Diss, IP24 4EA

Located with a SOUGHT AFTER CUL-DE-SAC location, this exquisite FOUR BEDROOM DETACHED FAMILY HOME offers almost 1400 SQFT of accommodation (STMS) having been cleverly extended to the rear and is offered in EXCELLENT CONDITION. The property boasts a stunning OPEN PLAN kitchen/dining room to the rear with the extended family room leading off, perfect for modern living. In addition there is a wonderful separate sitting room to the front as well as ground floor w/c. On the first floor there are FOUR AMPLE BEDROOMS, complemented by TWO BATHROOMS. The SOUTH FACING LANDSCAPED rear gardens provide a peaceful retreat, ideal for relaxation and outdoor entertaining. In addition, the property features DRIVEWAY PARKING and an integral garage, making parking a breeze. Residents will appreciate the convenient proximity to the town centre and the GREEN SPACE directly opposite making this ideal home for growing families.

Council Tax band: D
Tenure: Freehold

- Detached Family Home With Almost 1400 SQFT Of Accommodation (stms)
- Stunning Open Plan Kitchen/Dining Room & Family Room
- Four Ample Bedrooms
- Two Bathrooms & W/C
- South Facing Landscaped Rear Gardens
- Driveway Parking And Garage
- Sought After Cul-De-Sac Location- Opposite Green Space Ideal For Families
- Well Located For Town Centre, Bus Stops & Train Station

This property is located within a small cul-de-sac off Shelfhanger Road and is within easy walking distance of the town centre and also mainline railway station with regular services connecting to London, Liverpool Street and Norwich. The historic market town of Diss is situated on the South Norfolk border and has proved to be a popular location over the years. The town offers an extensive range of amenities and facilities being only 23 miles to the south of Norwich and 25 miles to the north of Ipswich.



SETTING THE SCENE
Approached via the cul-de-sac there is hard standing driveway parking to the front for three vehicles off road which leads to the integral single garage which has up and over door as well as power and light and utility space to the rear. The main entrance door is covered and found to the front off the driveway. There is secure gated access on both sides of the house to the rear garden.

THE GRAND TOUR
Entering via the main entrance door to the front there is a welcoming hallway with stairs to the first floor landing. There is also the w/c as well as access to the sitting room and kitchen beyond. The sitting room facing to the front with an attractive bay window as well as feature gas fireplace and double doors leading through to the kitchen/dining room to the rear. The large re-fitted open plan kitchen/dining room over looks the rear garden and can be accessed via the sitting room or the hallway. The dining area provides double doors onto the rear garden with a breakfast bar dividing the kitchen and dining area. The kitchen has been fitted with a modern range of sleek handleless units with quartz worktops over and plinth lighting. There are integrated appliances to include double eye level oven/grill, fridge/freezer, dishwasher and induction hob. there is a door to the side garden and a door to the garage as well as open plan access to the family room. The family room offers a lovely view of the garden with double doors and bi-folding doors onto the garden also. There is also a feature gas fired wood burner. Heading up to the first floor landing there is a fitted cupboard as well as loft access off the landing. You will find a family bathroom straight ahead that has been re-fitted recently with w/c and hand wash basin within vanity unit as well as panelled bath with rainfall shower over.

Bedroom wise the master room is found to the front with a bay window, plenty of fitted wardrobes and an en-suite shower room. There are three other bedrooms all of a decent size, two which also have fitted wardrobes.

FIND US
Postcode : IP22 4EA
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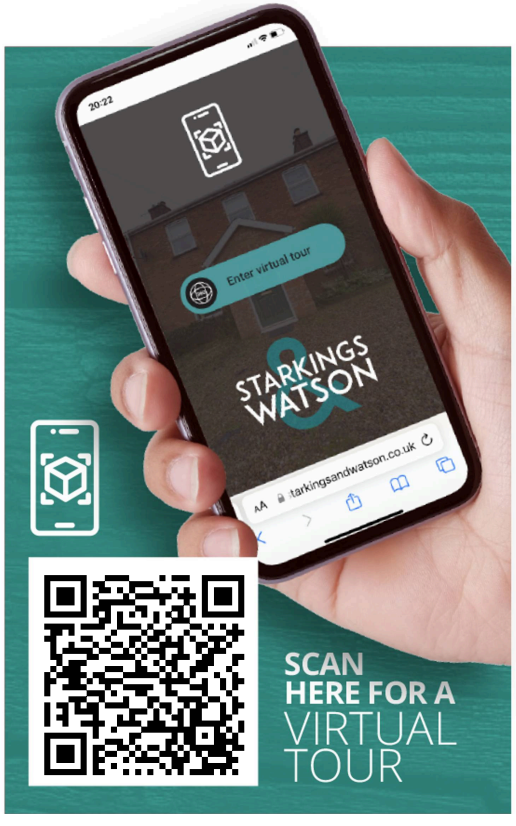
VIRTUAL TOUR
View our virtual tour for a full 360 degree of the interior of the property

















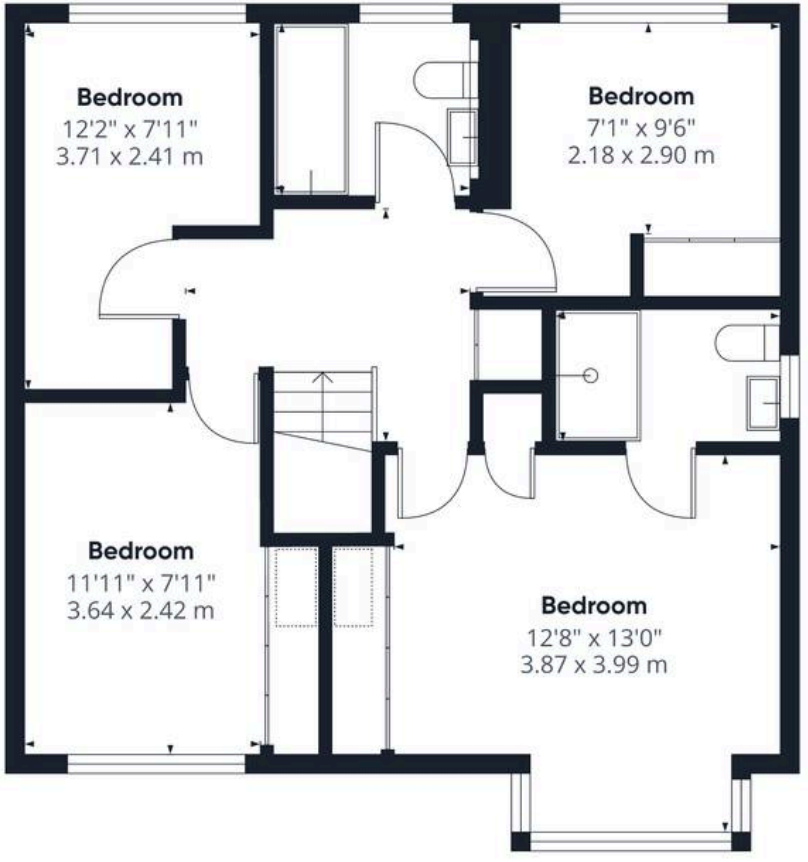
THE GREAT OUTDOORS

The sunny south facing rear garden offers a good degree of privacy and is landscaped providing an ideal spot for relaxing and entertaining. There is a large paved terrace as well as a section of lawn surrounded by shingled areas and planting borders. You will find mature hedging providing screening as well as timber fencing and a side gate leading to the frontage.



Ground Floor





Floor 1

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Approximate total area(1)

1378 ft²

127.9 m²

Reduced headroom

11 ft²

1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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