

## Long Meadow Drive, Diss IP22 4QS

Guide Price

**£220,000 - £230,000**

Whittley Parish

**Bedrooms: 3 | Bathrooms: 2 | Receptions: 1**

- Guide Price £220,000 - £230,000
- No onward chain
- Parking in the form of a driveway
- Family bathroom + ground floor WC
- Sizeable open plan kitchen diner with French doors leading to the garden
- Three good sized bedrooms - en-suite to principal bedroom
- Sought after location within quiet cul-de-sac
- Close to town centre and amenities
- EPC Rating C
- Council Tax Band C

Situated in the Greenacres development to the west of Diss, this property is within walking distance from both the town centre and the surrounding countryside. Originally constructed by Persimmon Homes, this attractive development features a large open green and play park. The historic market town of Diss sits on the south Norfolk border, set within the beautiful countryside of the Waveney Valley. The town provides an excellent range of daily amenities including shops, well regarded schools, supermarkets and cafés along with a mainline railway station that offers regular, direct services to London Liverpool Street and Norwich.

This recently redecorated semi-detached home is tucked away towards the rear of the development, offering a pleasant and peaceful setting. The welcoming entrance hall leads through to a spacious living room, where a large front-facing window fills the space with natural light, creating a bright and comfortable atmosphere. To the rear of the property, the open-plan kitchen/dining room provides an excellent space for both everyday living and entertaining. The kitchen offers ample worktop space and includes an integrated oven, gas hob, extractor fan, and plumbing for a washing machine. French doors from the dining area open directly onto the garden, seamlessly connecting indoor and outdoor living. Completing the ground floor is a convenient cloakroom with WC and wash hand basin.













Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom is located at the front of the home and benefits from its own en-suite shower room. Bedrooms two and three overlook the rear garden and are served by a family bathroom fitted with a bath, WC, and wash hand basin.

Outside, the private rear garden is predominantly laid to lawn and features a paved pathway along with a useful storage shed. Backing onto mature trees, the garden enjoys a good degree of privacy and provides the perfect space to relax and unwind during the warmer months. To the side of the property, a private driveway offers comfortable off-road parking for two vehicles.

**ENTRANCE HALL**:

**WC**: - 1.52m x 0.89m (5'0" x 2'11")

**LIVING ROOM**: - 4.44m x 3.51m (14'7" x 11'6")

**KITCHEN/DINER**: - 2.46m x 4.50m (8'1" x 14'9")

**FIRST FLOOR LEVEL - LANDING**:

**BEDROOM**: - 2.79m x 3.51m (9'2" x 11'6")

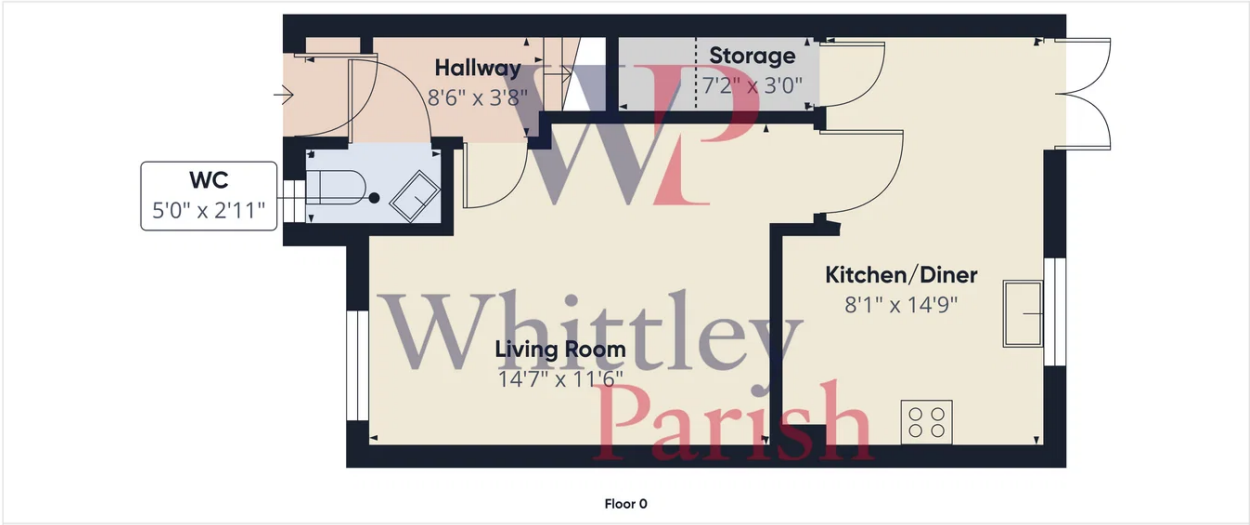
**EN-SUITE**: - 2.06m x 1.55m (6'9" x 5'1")

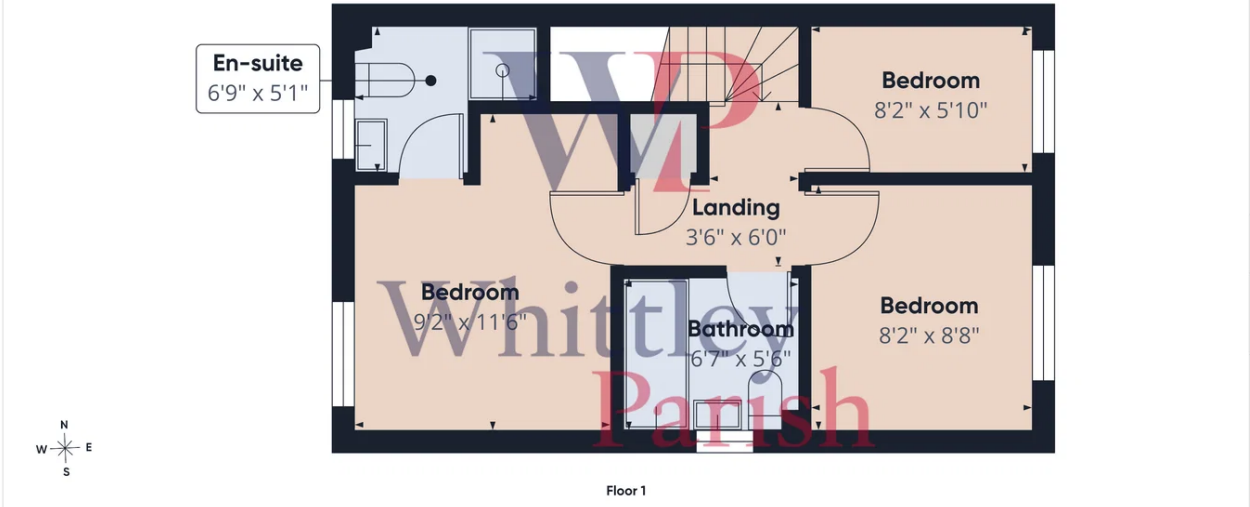
**BEDROOM**: - 2.49m x 2.64m (8'2" x 8'8")

**BEDROOM**: - 2.49m x 1.78m (8'2" x 5'10")

**BATHROOM**: - 2.01m x 1.68m (6'7" x 5'6")

**SERVICES**:
Drainage - mains
Heating - gas
EPC Rating C
Council Tax Band C
Tenure - freehold




**Approximate total area**(1)
688 ft²

**Reduced headroom**
9 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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

GIRAFFE360







## Viewing Arrangements

Strictly by Appointment
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