



Croft Lane, Diss - IP22 4NA

**STARKINGS
& WATSON**

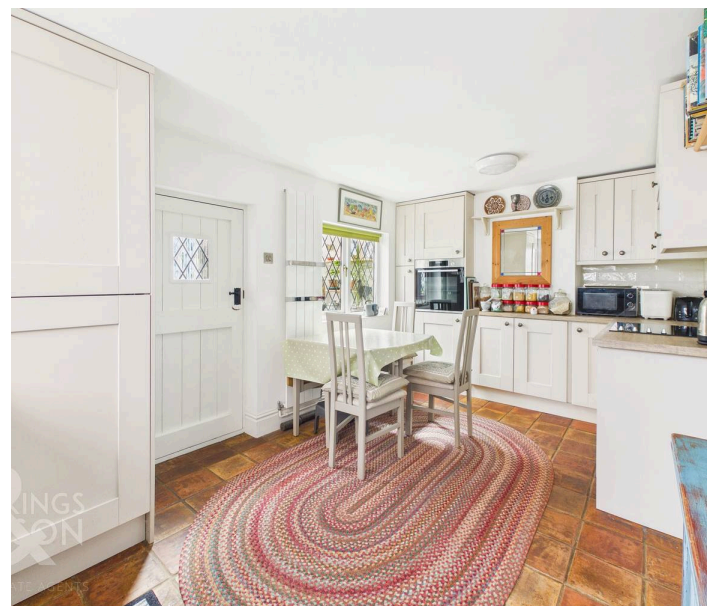
HYBRID ESTATE AGENTS



Croft Lane

Diss

Nestled in a SOUGHT AFTER LOCATION just moments from the TOWN CENTRE, this beautifully presented TWO BEDROOM SEMI-DETACHED COTTAGE offers an exceptional blend of CHARACTER and MODERN LIVING. The front door leads into the welcoming main SITTING ROOM, complete with a FEATURE FIREPLACE (perfect for cosy evenings), creating a warm and inviting atmosphere. The heart of the home is the NEWLY FITTED INTEGRATED KITCHEN/DINING ROOM, thoughtfully designed with CONTEMPORARY UNITS and quality appliances, providing an ideal space for both every-day living and entertaining. Flowing seamlessly from the kitchen, a BRIGHT CONSERVATORY EXTENSION (with views over the garden) offers versatile additional living space, while a convenient GROUND FLOOR W/C adds practicality. Upstairs, TWO DOUBLE BEDROOMS provide ample space and comfort with built in storage, each benefitting from natural light and peaceful outlooks. The NEWLY FITTED FAMILY BATHROOM features modern fixtures and a stylish finish, ensuring a touch of luxury for every-day routines.



The property also boasts DRIVEWAY PARKING TO THE FRONT (for ease and convenience), as well as BEAUTIFULLY KEPT REAR GARDENS with a sunny aspect filled with an array shrubs and mature planting. The cottage would be a perfect choice for professionals, couples, or small families seeking a home with both charm and functionality.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Semi-Detached Cottage
- Sought After Location Close To Town Centre
- Sitting Room With Fireplace
- Newly Fitted Integrated Kitchen/Diner
- Conservatory Extension & Ground Floor W/C
- Two Double Bedrooms & Newly Fitted Family Bathroom
- Enclosed & Private Rear Garden
- Driveway Parking To Front



The property is located just outside the centre of Diss within easy distance of the local shops, amenities and mainline railway station, which has 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 and it's only 23 miles to the south of Norwich and 25 miles to the north of Ipswich.

SETTING THE SCENE

Approached via Croft Lane you will find hard standing parking to the front for multiple vehicles as well as raised planting beds and a pathway to the main entrance door. There is gated access to the side of the house leading straight to the rear garden.

THE GRAND TOUR

Entering the cottage via the main entrance door to the front you will then find the sitting room to the front with a feature fireplace creating a cosy space for evenings. The sitting room provides staircase access to the first floor. Beyond the sitting room is the kitchen/dining room which has been recently re-fitted and now offers a modern yet in-keeping space with a range of wall and base level units with rolled edge worktops over. There are integrated appliances including a fridge/freezer, eye level oven and ceramic hob. There is plenty of space for a dining table as well as access to the ground floor w/c downstairs. A door leads through to the conservatory beyond creating a connection between the house and the garden. Heading up to the first floor landing there are two bedrooms and a bathroom off the landing. The front facing bedroom is the larger one with a fitted cupboard. The family bathroom has been re-fitted at the same time as the kitchen providing a modern three piece suite.

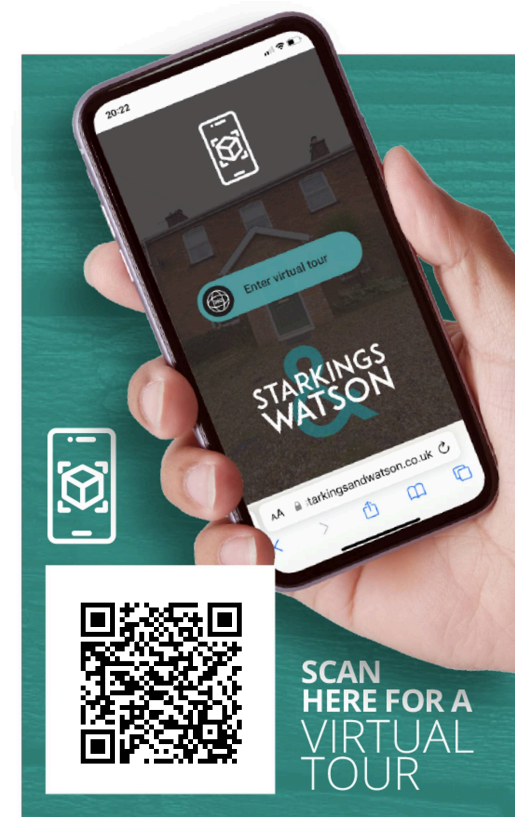
FIND US

Postcode : IP22 4NA

What3Words : ///panoramic.hillside.gosh

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.







THE GREAT OUTDOORS

The enclosed rear garden is beautifully kept and very well stocked with mature planting throughout including shrubs, fruit trees and vegetables. There is a paved patio as well as pathway leading up the garden to the timber built and newly installed shed. The garden is enclosed with timber fencing and brick walls with the addition of a side gate to the frontage.





Ground Floor

Shower Room
5'7" x 5'5"
1.71 x 1.67 m



Floor 1

Approximate total area⁽¹⁾

646 ft²

60.1 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.

GIRAFFE 360





Starkings & Watson Hybrid Estate Agents

Unit 2 Carmel Works, Park Rd, Diss - IP22 4AS

01379 450950 • diss@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.