



12 HALL HILLS

DISS, IP22 4LP



This detached three-bedroom family home is situated in a sought-after residential area of Diss and offers versatile accommodation throughout.

The property welcomes you via a spacious entrance hall, creating an inviting first impression, with stairs rising to the first floor. The ground floor features a generous sitting room, a separate snug or office space, and a kitchen, providing clearly defined living spaces while offering flexibility to suit a variety of lifestyles. The kitchen is fitted with a good range of cupboards and work surfaces, with access to a practical utility area. Upstairs, there are three well-proportioned bedrooms, all offering comfortable accommodation, together with a family bathroom.

Outside, the property benefits from a generous driveway to the front, providing ample off-road parking and leading to a single garage. In addition, there are two useful brick-built stores, ideal for storage or a workshop space. To the rear, the enclosed garden is attractively established with lawned areas, mature planting, and seating areas, creating a pleasant outdoor space to enjoy throughout the seasons.

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 away.

SERVICES

Gas fired central heating. Mains electric, water and drainage 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.

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 us if you would like to discuss.





DESIRABLE
LOCATION

FLOOR PLAN



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

Durrants and their clients give notice that:

- 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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