



Waveney Park Stuston Road, Diss - IP22 4JB

**STARKINGS  
& WATSON**

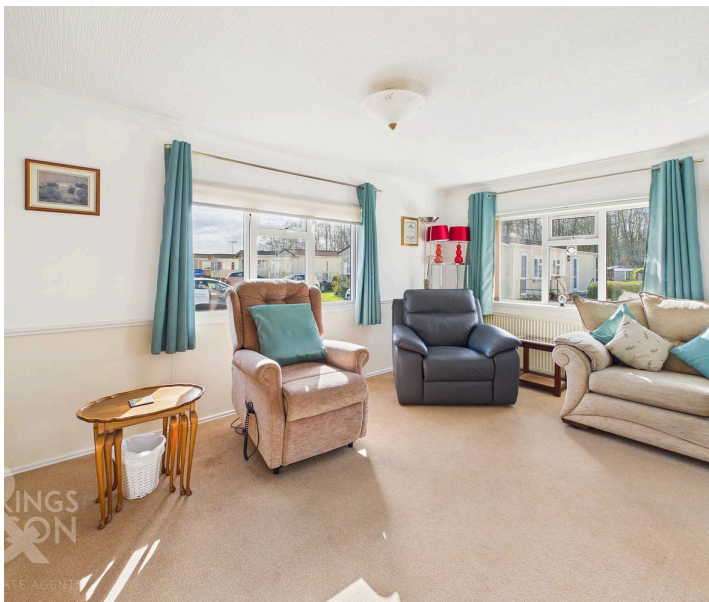
HYBRID ESTATE AGENTS



## Waveney Park Stuston Road

Diss

NO CHAIN! This well presented TWO BEDROOM DETACHED PARK HOME is nestled within a peaceful and welcoming over 55's development, delivering a serene environment for its residents. Boasting almost 650 square feet (STMS) of living space, the property features TWO SPACIOUS DOUBLE BEDROOMS with two well-appointed bathrooms with the master also benefitting from a WALK IN WARDROBE. The open plan TRIPLE ASPECT sitting and dining room offers a comfortable space for relaxing and entertaining, complemented by a fitted kitchen equipped with a gas boiler. The home also benefits from private side and rear gardens, providing a tranquil outdoor escape. There is plenty of off road parking adjacent within the residents car park. Situated on the edge of town, this property offers easy access to a range of amenities, making it a desirable place to call home as well as being a perfect 'LOCK UP AND LEAVE'.

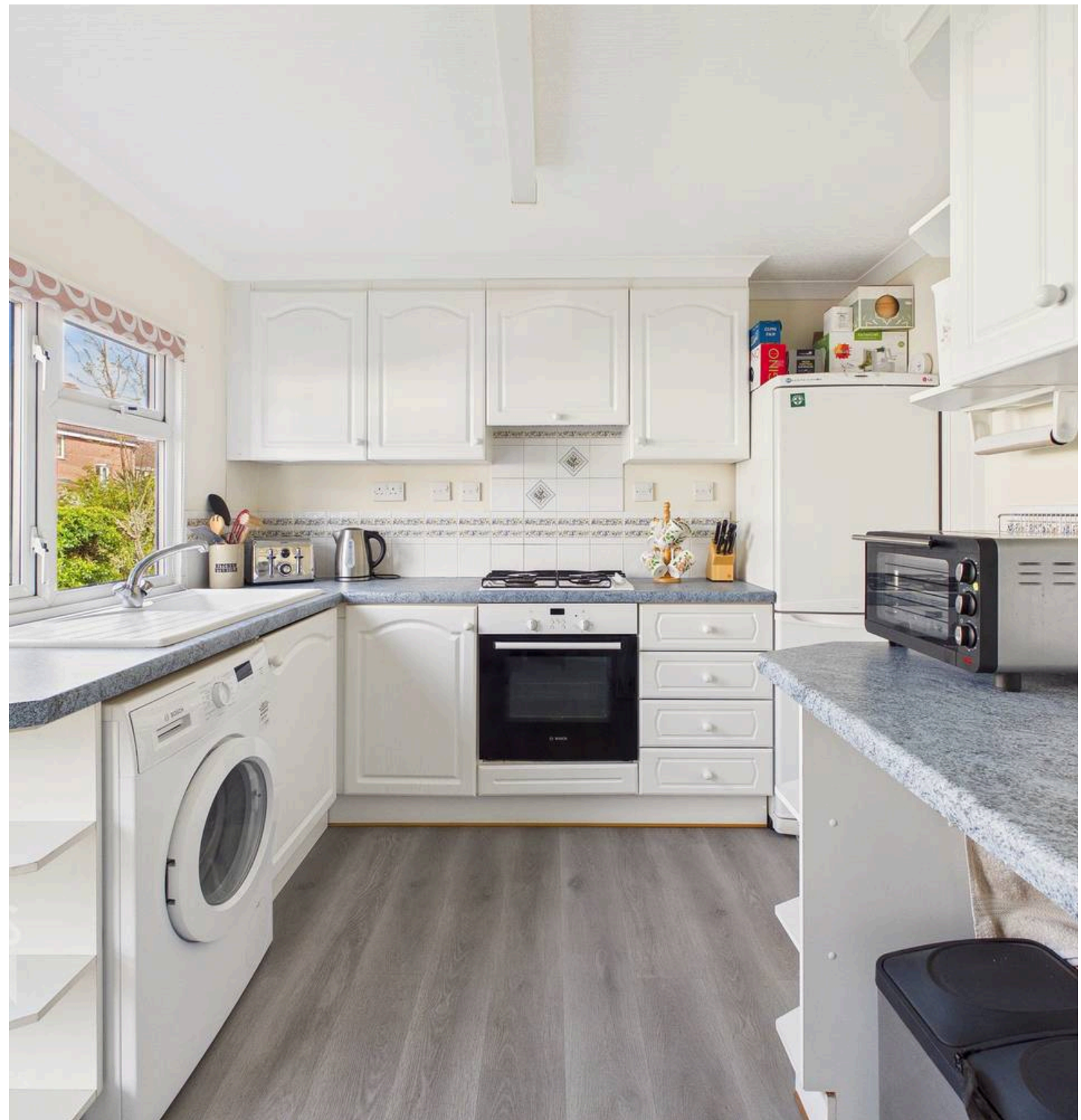


Council Tax band: A

Tenure: Leasehold

- Detached Park Home
- Over 55's Development
- Almost 650 SQFT (stms) Internally
- Large Open Plan Sitting/Dining Room With Triple Aspect
- Separate Fitted Kitchen
- Two Double Bedrooms & Two Bathrooms
- Private Side & Rear Gardens
- Ideal 'Lock Up & Leave'

The property is located just outside the centre of Diss within easy walking 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 is only 23 miles to the south of Norwich and 25 miles to the north of Ipswich.



## SETTING THE SCENE

Approached from the frontage the property has off road parking for one vehicle on the hard standing driveway to the side whilst additional parking on the development can be found slightly opposite if required. The home is accessed via steps to the side (on both sides) leading up to the door into the kitchen or the door into the hallway. There are front lawns as well as side access leading to the rear gardens.

## THE GRAND TOUR

Entering via the door to the side from the parking area you will find the entrance into the central hallway. The fitted kitchen straight ahead offers wall and base level units with rolled edge worktops over as well as integrated eye level oven and electric hob. There is then space for washing machine, fridge/freezer and dishwasher as well as a cupboard housing the gas fired boiler. A door leads through to the sitting room and a door to the side garden. The open plan sitting/dining room allows plenty of natural light via a triple aspect and has a feature fireplace also. The door leads round to the hallway going full circle. The hallway provides a main entrance door to the side as well as airing cupboard and access to all further rooms. There are two double bedrooms both to the rear with the main bedroom benefitting from a walk in wardrobe and an en-suite shower room. The main bathroom offers a bath, w/c and hand wash basin.

## FIND US

Postcode : IP22 4JB

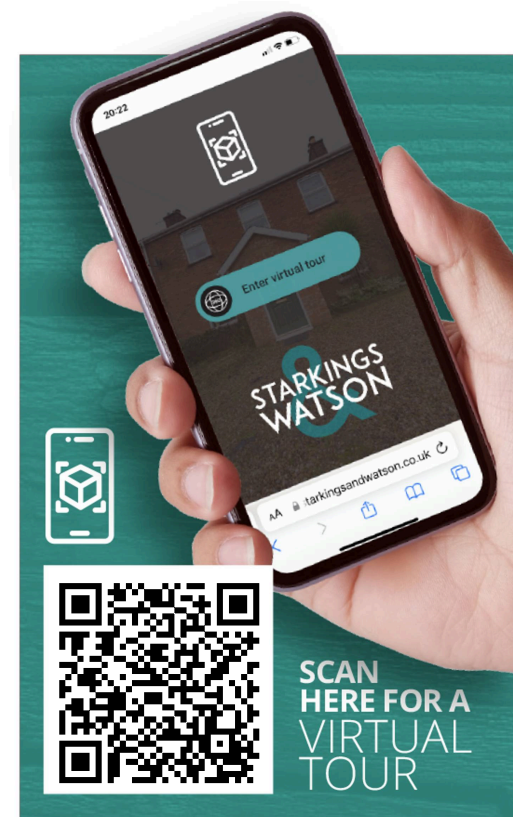
What3Words : ///smaller.syndicate.modifies

## VIRTUAL TOUR

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

## AGENTS NOTES

Buyers are advised the park home is owned freehold with the land it sits upon subject to a lease and site/pitch fees. The pitch fee is currently £309.92pcm for the current year which could be subject to change on a yearly basis from the 1st of May each year. There is also a charge of £21.49pcm for the sewerage and water rates. Mains electric is also connected and charged separately. The development is for over 55's only.



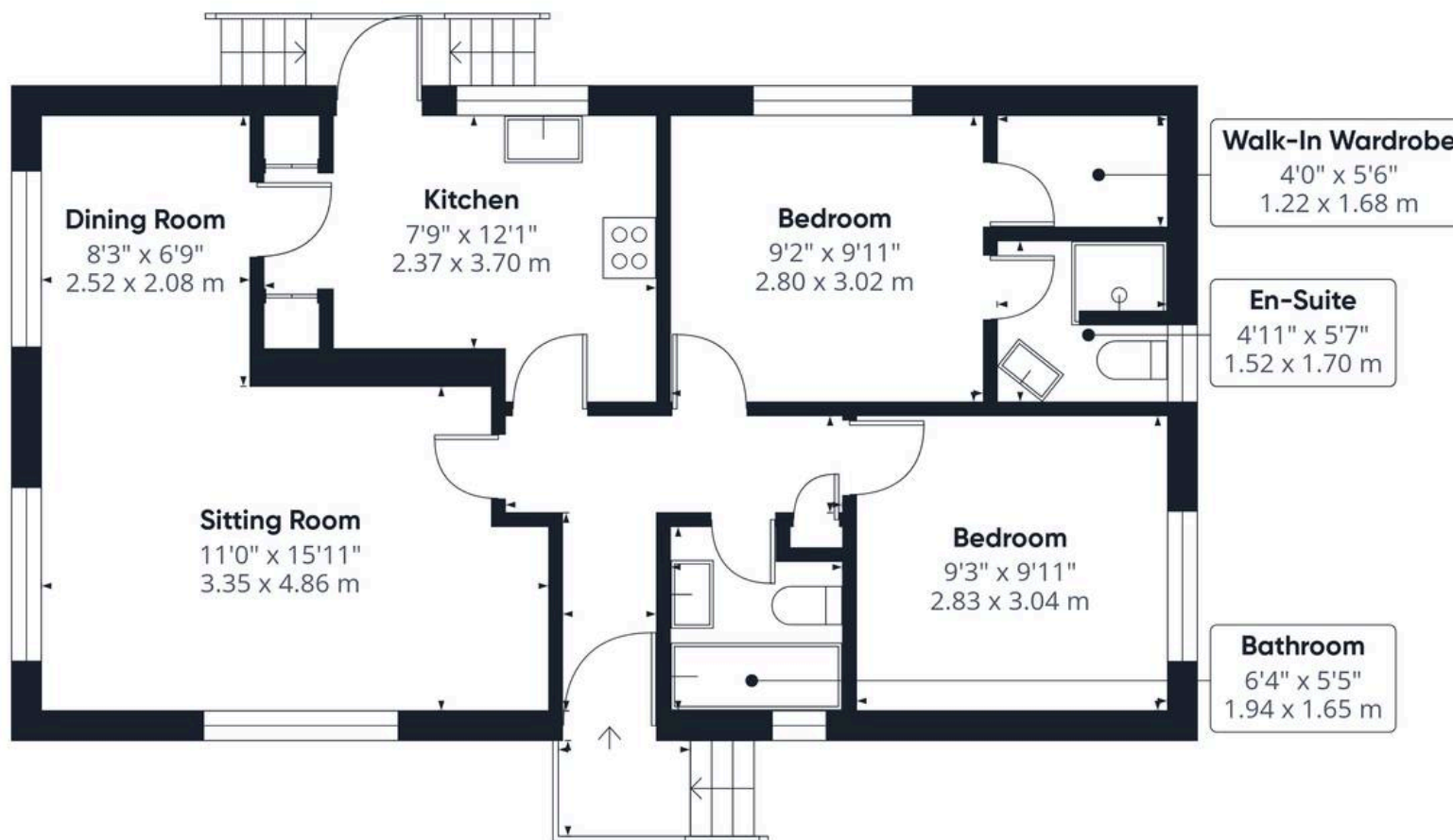




## THE GREAT OUTDOORS

The private side and rear gardens offer a good amount of external space with paved patio areas as well as planting borders and lawns. There are also mature shrubs and trees as well as a greenhouse and a storage unit. A pathway leads around the perimeter of the property.





**Approximate total area<sup>(1)</sup>**

641 ft<sup>2</sup>

59.5 m<sup>2</sup>

**Balconies and terraces**

49 ft<sup>2</sup>

4.6 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360





## Starkings & Watson Hybrid Estate Agents

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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.