

24 Ensign Way | Diss | IP22 4GP

Guide Price £350,000

twgaze

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A modern three-bedroom home, conveniently situated within easy walking distance of Diss town centre. Offering light and airy accommodation, contemporary fixtures and fittings, a principal bedroom with en-suite shower room, and family bathroom. The property also benefits from a good-sized enclosed rear garden and single garage.

- Modern three-bedroom detached home
- Kitchen and utility room
- Downstairs WC
- Single garage
- Principal bedroom with en-suite shower room
- Separate Living room and dining room
- Good-sized, fully enclosed rear garden
- Convenient location within walking distance of Diss town centre

Location

The historic market town of Diss offers an extensive and diverse range of day to day amenities and facilities, including all levels of schooling, a health centre, excellent sporting facilities (swimming, tennis, squash, golf rugby and football to name a few), a wide array of local and national shops, including three supermarkets, and regular bus and train services. The mainline rail station on the Norwich to London Liverpool Street line is just a short walk away, ideal for the commuter or a day trip. Norwich, Ipswich and Bury St Edmunds are all about 22 miles away with easy access via main roads.

The Property

This is a well presented, detached, three bedroom house. It has











bright and airy rooms, uPVC double-glazed windows, and good thermal insulation levels, making it a warm and economical house to run. The accommodation is well planned with a separate living and dining room, a well fitted kitchen with electric oven, hob and extractor and more space in the utility. There are three bedrooms on the first floor each with fitted wardrobes, with the main room having an en-suite shower.

Outside
The garden is to the rear and has fenced boundaries with a pedestrian gate leading to the front. The single garage is to the side and has space in front for additional parking.

Services
Mains electricity, gas, water and drainage are connected. Gas central heating

Directions
Follow Victoria Road towards Scole. At the traffic lights (near Desira Garage) turn left onto Sawmills Road. At the roundabout take first exit and then first turning left into Ensign Way. Strictly by appointment with TW Gaze.

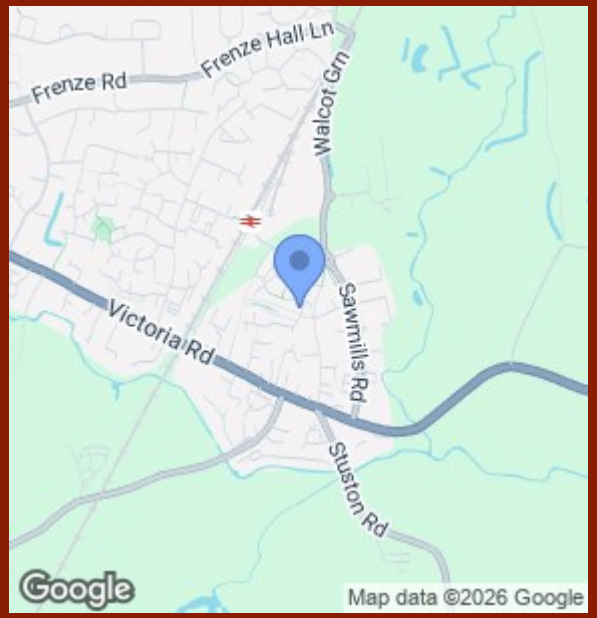
Council Tax: C

Viewing: Strictly by appointment through TW Gaze

Freehold

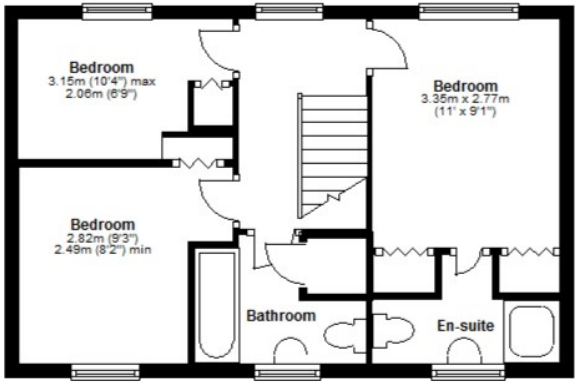
Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.
In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Ref: 2/20358



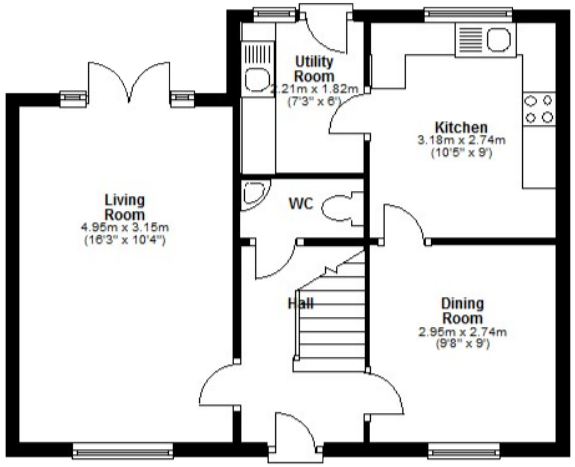
First Floor

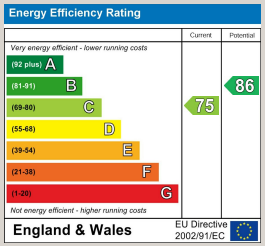
Approx. 37.9 sq. metres (408.2 sq. feet)



Ground Floor

Approx. 43.2 sq. metres (464.5 sq. feet)





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