



Cobbold Street | Diss | IP22 4YW

Guide Price £325,000

twgaze

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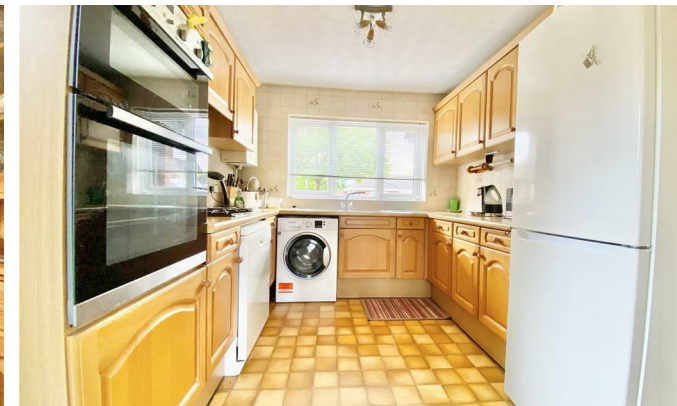
A spacious and well presented four bedroom family home offering practical and well balanced accommodation throughout. The property benefits from three double bedrooms, a principal en-suite, open plan kitchen/dining space, integrated garage and a private rear garden with mature planting.

Council Tax: D

- Spacious four bedroom family home
- Principal bedroom with en-suite
- Kitchen opening into dining area
- Living room with French doors to garden
- Ground floor WC
- Integrated garage
- Driveway parking for up to three vehicle
- ****NO ONWARD CHAIN****

Location

Tucked away just off Roydon Road in a peaceful position right in the heart of the bustling market town of Diss. The town is rich in history and centred around the Mere, a beautiful six acre lake offering a charming backdrop to everyday life. Diss provides an excellent range of shops, cafés, pubs and restaurants to suit all tastes, along with a lively community spirit and plenty of sporting and social opportunities, including rugby, tennis, squash, bowls, football and cricket clubs. There is schooling up to sixth form level and superb transport connections with a mainline rail service to London Liverpool Street in around 90 minutes. The Suffolk and Norfolk coastlines are both within easy reach, with Southwold and Aldeburgh around 45 minutes away and Bury St Edmunds, Norwich and Ipswich all comfortably accessible.





Property

A well laid out four bedroom family home offering spacious and practical accommodation throughout. The entrance hall provides access to a useful ground floor WC, whilst the kitchen is fitted with an integrated oven and benefits from a side door giving access to the driveway and garden. The kitchen opens into the dining room, creating a sociable family space, whilst the living room to the rear enjoys French doors opening directly onto the garden. To the first floor are four bedrooms, three of which are generous doubles. The principal bedroom benefits from an en-suite, with the remaining bedrooms served by the family bathroom.

Outside

To the front of the property, the driveway provides parking for up to three vehicles and access to the integrated garage. Side access leads to the rear garden, which is mainly laid to lawn, with mature borders and established deciduous trees.

Services: Gas central heating. Mains electricity, water, and drainage.

How to get there: What3words: [///jobs.ombudsman.woods](https://www.what3words.com/#!/jobs.ombudsman.woods)

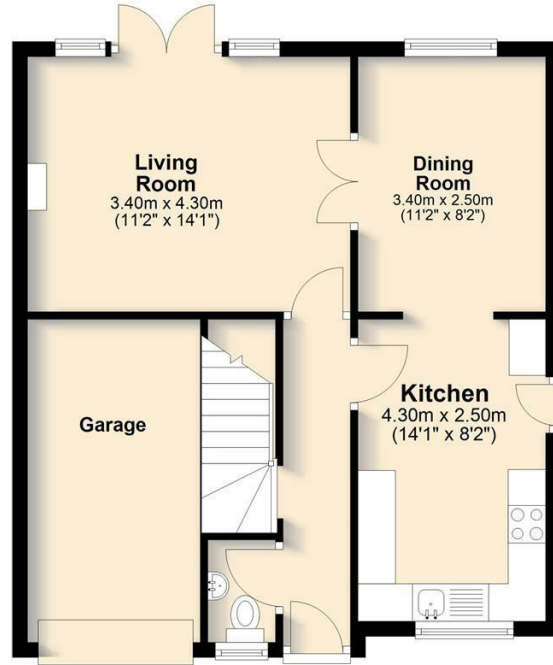
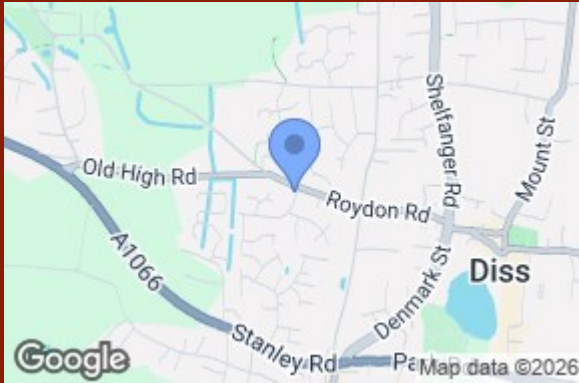
Viewing: Strictly by appointment with TW Gaze

Tenure: Freehold

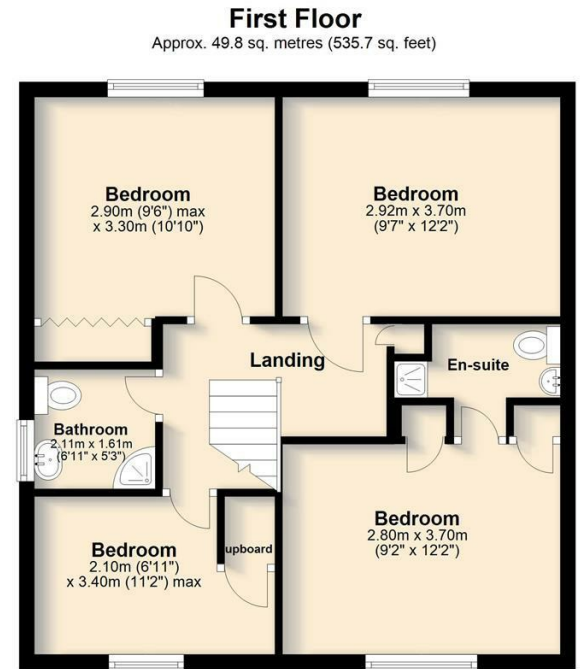
Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

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: 2/20197



Ground Floor
Approx. 54.4 sq. metres (585.8 sq. feet)



First Floor
Approx. 49.8 sq. metres (535.7 sq. feet)

Total area: approx. 104.2 sq. metres (1121.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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