



Trafalgar Way, Diss, IP22 4JX

Guide Price £220,000 - £230,000

Having been much enhanced and upgraded this immaculately presented two bedroom house boasts a spacious corner plot position with westerly facing rear gardens, extensive off-road parking and the luxury of en-suite facilities.

- Westerly facing gardens
- 3 Off-road parking spaces
- Immaculately presented throughout
- Much enhanced & upgraded
- En-suite facilities
- Council Tax Band B
- Freehold
- Energy Efficiency Rating C



Property Description

Situation

Located to the east of town centre, the property is found upon a small and attractive modern development close to the beautiful countryside surrounding the Waveney Valley on the south Norfolk borders. The development has a pleasing feel and comprises of similar attractive properties centred around a large open green. The historic market town of Diss offers an extensive and diverse range of day to day amenities and facilities (within walking distance of the property) along with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

The property comprises a spacious two bedroom semi-detached house, built in 2006 by Messr Bloor Homes and is of modern construction with high thermal insulation levels, sealed unit upvc double glazed windows and doors whilst being heated by a gas fired central heating boiler via radiators. Connected to mains drainage. In the current vendors time of occupation they have significantly upgraded and enhanced the property with particular notice drawn to the recently replaced kitchen and en-suite facilities. Throughout the house is beautifully presented offering well proportioned rooms all flooded by plenty of natural light.

Externally

The property is tucked away at the end of the development upon a corner plot position and as a result benefits from good off-road parking space for 3 cars upon a tarmac driveway running adjacent to the property in question. The main gardens lie to the rear and enjoy a south westerly aspect, being a real sun trap and having a good deal of privacy/seclusion within. Abutting the rear of the house is a decorative shingle area creating an excellent space for alfresco dining leading onto an area of lawn enclosed by concrete posts and panel fencing. To the rear boundaries is the benefit of a large timber shed.

The rooms are as follows

ENTRANCE HALL: 9' 3" x 3' 3" (2.82m x 0.99m) A pleasing and welcoming first impression with access through to the kitchen, reception room and wc to side. Stairs rising to first floor level.

WC: 6' 0" x 3' 1" (1.83m x 0.94m) With frosted window to front and comprising of a low level wc and wash hand basin in white with tiled splashbacks. Replaced LVT flooring.

KITCHEN: 9' 7" x 6' 11" (2.92m x 2.11m) Found to the front of the property, this replaced kitchen is presented in an excellent condition offering a good range of wall and floor unit cupboard space, inset stainless steel sink with drainer and mixer tap, space for white goods, (with space for washing machine, dishwasher and fridge/freezer). Replaced flooring. LED under counter lighting. Four ring electric touch hob with extractor above and oven below.

RECEPTION ROOM: 12' 11" x 13' 11" (3.94m x 4.24m) Enjoying a westerly aspect and being a light, bright and airy room with views and access onto the rear gardens via French upvc double glazed doors. Focal point of the room being the feature fireplace to side with wood mantle surround and inset electric fire. Under stairs storage cupboard space to side.

FIRST FLOOR LEVEL: LANDING: Giving access to the bedrooms and bathroom. Built-in airing cupboard to side. Replaced carpeting flowing through at first floor level.

BEDROOM ONE: 11' 3" x 8' 7" (3.43m x 2.62m) A generous size principal bedroom found to the front of the property having the luxury of en-suite facilities.

EN-SUITE: 6' 4" x 5' 1" (1.93m x 1.55m) A recently replaced matching suite with tiled shower cubicle, wash hand basin over vanity unit, low level wc and heated towel rail.

BEDROOM TWO: 11' 5" x 7' 5" (3.48m x 2.26m) A double bedroom found to the rear of the property and with views overlooking the rear gardens.

BATHROOM: 6' 6" x 6' 4" (1.98m x 1.93m) Frosted window to the rear aspect and being a matching three piece suite in white with panel bath, low level wc and wash hand basin.

SERVICES

Drainage - Mains

Heating type - Gas

EPC rating - C

Council Tax Band - B

Tenure - Freehold

OUR REF: 8314



Viewing Arrangements

Strictly by appointment

Contact Details

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Agents Note: 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.

