



Masefield Road, Diss, IP22 4PX
Guide Price £280,000 - £300,000



An extended and enhanced three bedroom house occupying a prime position within short walking distance of the town centre and railway station. No onward chain.

Masefield Road, Diss

Key Features

- Extended & enhanced
- 3 double bedrooms
- 2 reception rooms
- Utility room
- Replaced boiler
- No onward chain
- Council Tax Band C
- Freehold
- Energy Efficiency Rating D.

Situation

Located slightly to the east of the town centre, the property is found within short walking distance of the high street. Over the years Masefield Road has proved to have been a popular and sought after residential area consisting of similar attractive properties built in the 1970s and 80s and set upon spacious plots. The historic and thriving market town of Diss is found on the south Norfolk borders and within the beautiful countryside surrounding the Waveney Valley, the town offers an extensive and diverse range of many day to day amenities and facilities along with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

The property comprises a three bedroom link detached house (linked via the garage solely) and having been built in the 1980s by respected developer Messr Derek Ingram and of traditional brick and block cavity wall construction under a pitched interlocking tiled roof and with the benefit of the installation of replacement sealed unit upvc double glazed windows and doors, whilst being heated by a modern gas fired central heating boiler via radiators (replaced some 2 years ago). Throughout the property is well presented offering well proportioned rooms flooded by plenty of natural light with notice drawn to the extension to the rear of the property creating a second reception room and with the garage having been partitioned creating a utility room, however can be turned back at ease to a full garage if required.

Externally

The property is set back from the road having off-road parking leading up to the front of the property with additional area of gardens which could be adapted for further off-road parking if required. The main gardens lie to the rear and are of a generous size having a good deal of privacy/seclusion within being predominantly laid to lawn and enclosed by panel fencing.



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The rooms are as follows:

ENTRANCE PORCH: 3' 1" x 6' 3" (0.94m x 1.93m)

Access via a solid wood door to front, good space for shoes and coats etc. Secondary door giving access through to the entrance hall.

ENTRANCE HALL: 6' 1" x 9' 9" (1.87m x 2.98m)

With stairs rising to first floor level, further access to the cloakroom/wc, kitchen and reception room. Under stairs storage cupboard space.

CLOAKROOM/WC: 6' 1" x 2' 2" (1.87m x 0.68m)

With frosted window to front, a replaced matching suite in white with low level wc and hand wash basin.

RECEPTION ROOM ONE: 18' 1" x 11' 3" (5.52m x 3.44m)

A bright and spacious double aspect room with window to front and upvc double glazed French doors opening onto the rear gardens. A particular focal point of the room is the fireplace with inset gas fire, wood mantle surround and marble hearth.

KITCHEN: 11' 5" x 12' 3" (3.50m x 3.75m)

With window to the rear aspect and views onto the rear gardens. The kitchen offers an extensive range of wall and floor units with marble effect roll top work surfaces, inset one and a half bowl stainless steel sink with drainer and mixer tap. Newly installed five ring gas hob and double oven to side. Space/plumbing for automatic washing machine etc. Newly installed gas combination boiler to side providing central heating via radiators. Secondary door giving access through to reception room two.

RECEPTION ROOM TWO: 16' 6" x 7' 5" (5.05m x 2.28m)

With windows to the rear and side aspect. Upvc double glazed door giving access to the rear gardens. Internal door giving access through to utility area.

UTILITY: 7' 10" x 7' 8" (2.40m x 2.41m)

With secondary door giving access through to the garage (agents note - the garage has been shortened to allow space for utility area).

FIRST FLOOR LEVEL: LANDING: 6' 2" x 8' 9" (1.88m x 2.68m)

Access to the three bedrooms and family bathroom. With window to the front aspect. Built-in airing cupboard to side. Access to loft space above with drop down ladder.

BEDROOM ONE: 11' 9" narrowing to 9' 9" x 12' 2" (3.59m narrowing to 2.99m x 3.73m) With window to the rear aspect and being a large double bedroom serving well as the master bedroom.

BEDROOM TWO: 10' 9" x 11' 6" (3.30m x 3.51m)

With window to the rear aspect and having elevated views over the rear gardens. A generous double bedroom.

BEDROOM THREE: 8' 0" x 9' 4" (2.45m x 2.85m)

With window to the front aspect.

BATHROOM: 6' 10" x 5' 4" (2.10m x 1.65m)

With frosted window to the front aspect comprising a matching suite in white with P shaped bath and shower over, low level wc, hand wash basin and heated towel rail. Fully tiled.

SERVICES

Drainage - Mains

Heating type - Gas

EPC rating - D

Council Tax Band - C

Tenure - Freehold

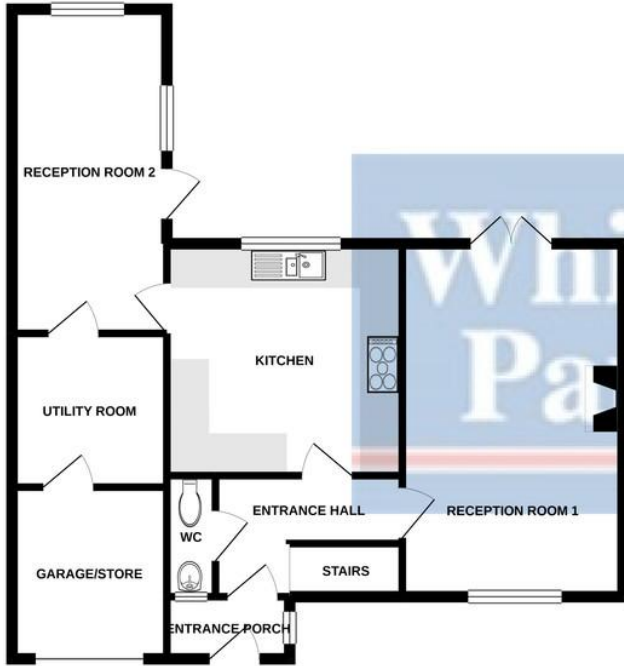
AGENTS NOTE: The photographs were taken prior to tenants vacating.

OUR REF: 7597

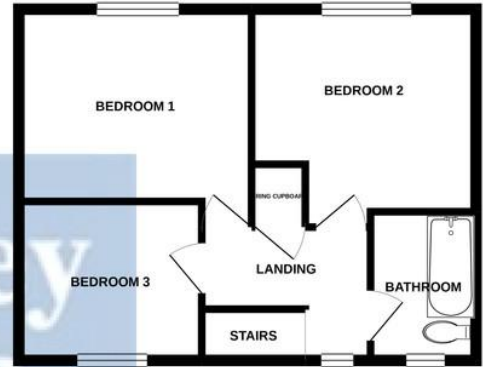


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GROUND FLOOR
707 sq. ft. (65.7 sq. m.) approx.



1ST FLOOR
422 sq. ft. (39.2 sq. m.) approx.



TOTAL FLOOR AREA: 1129 sq. ft. (104.9 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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