



## Walcot Road, Diss, IP22 4DB

**Guide Price £500,000 - £525,000**

Newly built in 2019, this individually designed and built four-bedroom home boasts an exceptional level of craftsmanship and is conveniently located just a stone's throw away from the beautiful rural countryside.

- Individual design/build & position
- En-suite facilities
- Plot size 0.12 acres (sts)
- Southerly facing rear gardens
- Approx 1400 sq ft
- Council Tax Band D
- Freehold
- Energy Efficiency Rating B.



## Property Description

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### Situation

Perfectly situated, this property is located on Walcot Road, just outside the town. It is surrounded by a charming mix of period and modern homes and is within a short and easy walk of the town centre, railway station, and beautiful rural countryside. On the other side of Walcot Road, you'll find numerous scenic countryside walks. Diss, a historic market town on the border of south Norfolk, is nestled in the idyllic Waveney Valley. The town offers a wide range of everyday amenities and facilities, as well as the convenience of a mainline railway station with regular direct services to London Liverpool Street and Norwich.

### Description

Having been completed just some 12 months ago, this individually built and designed four bedroom detached house has been finished to a high specification with great care and attention to detail throughout. The property is of traditional brick and block cavity wall construction under a pitched tiled roof with sealed unit upvc double glazed windows and doors, being heated by an energy efficient air source heat pump via under floor heating to ground floor level and radiators to first floor level, additionally with a separate pressurised mega flow hot water cylinder. Throughout the property is flooded by plenty of natural light having well proportioned rooms and offering a good deal of versatile living space in the regions of 1,400 sq ft.

### Externally

A spacious shingle driveway with ample off-road parking for at least 4 cars lies to the front. On either side of the house, there is easy access to the large and beautifully landscaped rear gardens. These gardens offer plenty of privacy and are enclosed by attractive period brick walls and sturdy fencing. With their generous size and well-maintained lawns, the gardens provide a serene retreat. The cherry on top is their southerly aspect, which means they receive abundant afternoon and evening sun. Perfectly complementing the outdoor space is a raised decking area, ideal for enjoying al fresco dining. This space is adorned with planted borders filled with a variety of herbs, shrubs, and roses, creating a charming and inviting atmosphere.

The rooms are as follows

**RECEPTION HALL:** 17' 6" x 6' 3" (5.33m x 1.91m) A pleasing and spacious first impression, windows to side, access to reception room one, kitchen/diner, cloakroom/wc and stairs rising to first floor level with under stair storage space.

**WC:** 6' 3" x 2' 10" (1.91m x 0.86m) With suite in white, low level wc and hand wash basin over vanity unit

**RECEPTION ROOM ONE:** 11' 3" x 16' 2" (3.43m x 4.93m) With two bay windows to the front aspect being a light, bright and airy room serving well as a formal sitting room.

**KITCHEN/DINER:** 19' 8" x 13' 3" (5.99m x 4.04m) A most impressive open plan kitchen/diner flooded by plenty of natural light and with French doors giving access and views to the second reception room and gardens beyond. The kitchen offers an extensive range of wall and floor units with corian work tops and integrated appliances with five ring electric touch hob with extractor above, double ovens below, fitted dishwasher and inset one and a half bowl sink with drainer and mixer tap.

**RECEPTION ROOM TWO:** 11' 6" x 16' 0" (3.51m x 4.88m) Found to

the rear/southerly aspect of the property and enjoying views and access onto the rear gardens.

**UTILITY:** 9' 5" x 9' 6" (2.87m x 2.9m) With window to the rear aspect and upvc frosted door to side giving side access. Fitted to the same as the kitchen with an extensive range of built-in storage cupboards, work surface, inset sink and space/plumbing for automatic washing machine, tumble dryer etc. Built-in airing cupboard to side housing the pressurised hot water cylinder and water softener. Access to loft space above for additional storage with drop down ladder.

**FIRST FLOOR LEVEL: LANDING:** 15' 5" x 3' 1" (4.7m x 0.94m) Providing access to the four bedrooms and family bathroom. Loft space above with drop down ladder.

**BEDROOM ONE:** 11' 5" x 10' 1" (3.48m x 3.07m) With window to the front aspect being a spacious master bedroom having the luxury of en-suite facilities.

**EN-SUITE:** 7' 8" x 5' 8" (2.34m x 1.73m) With frosted window to front comprising of a matching suite with low level wc, hand wash basin over vanity unit and built-in tiled shower cubicle. Heated

towel rail to side.

**BEDROOM TWO:** 9' 3" x 13' 4" (2.82m x 4.06m) With window to the rear aspect and being a spacious double bedroom enjoying views to the south over the rear gardens.

**BEDROOM THREE:** 9' 11" x 9' 8" (3.02m x 2.95m) With frosted window to side and being a spacious double bedroom.

**BEDROOM FOUR:** 7' 2" x 9' 10" (2.18m x 3m) With window to the front aspect having partial views over rooftops and open fields beyond.

**BATHROOM:** 6' 7" x 9' 9" (2.01m x 2.97m) A spacious family bathroom with bath, corner tiled shower cubicle, oversized hand wash basin upon vanity unit, low level wc and heated towel rail.

#### SERVICES

Drainage - Mains

Heating type - Air source heat pump

EPC rating - B

Council Tax Band - D

Tenure - Freehold

**OUR REF:** 8402



# 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.

