



Hawthorn Close, Diss, Norfolk

Pocock + Shaw

17 Hawthorn Close
Diss
Norfolk
IP22 4ZB

Built by Wilcon Homes in 1999, Hawthorn Close is a quiet cul-de-sac, and this particular property is ideally positioned near its end. Over the years, the home has undergone a continuous programme of improvements, resulting in well-presented accommodation complemented by an enclosed garden, garage, and off-road parking. NO CHAIN

Guide Price £260,000



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Location The historic market town of Diss lies on the South Norfolk border, nestled in the scenic Waveney Valley countryside. The town offers a wide range of everyday amenities and benefits from a mainline railway station with regular direct services to both London Liverpool Street and Norwich

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Ground Floor

Entrance Hall With uPVC front door, radiator, staircase to the first floor, built in coat cupboard.

Cloakroom UPVC double glazed window to front, fitted with a two piece suite comprising of a wash hand basin with cupboard under, mixer tap and tiled splashback, low-level WC, radiator.

Sitting Room 4.68m (15'4") x 3.11m (10'2")
With sliding patio doors to the garden, UPVC window to the rear, double radiator, large opening to:-

Kitchen 4.12m (13'6") x 2.75m (9')
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap and tiled splashbacks, plumbing for washing machine, fitted electric double oven, built-in four ring

gas hob with extractor hood over, UPVC double glazed window to front aspect, double radiator, tiled flooring.

First Floor

Landing

Bedroom 1 3.09m (10'2") x 2.92m (9'7")
With a UPVC Window to the rear, radiator, built in double wardrobe and door to:-

En Suite Shower Room Fitted with a three piece suite comprising of a shower enclosure, wash hand basin with cupboard under, mixer tap and tiled surround, low-level WC, extractor fan, UPVC window to rear, electric heated towel rail.

Bedroom 2 3.12m (10'3") x 2.21m (7'3")
With a UPVC window to the front, radiator, access to loft space, built in wardrobe.

Bedroom 3 3.29m (10'9") x 2.37m (7'9")
With a UPVC window to the front, radiator, built in cupboard with a combination gas fired boiler serving the heating and hot water systems.

Bathroom Fitted with a three piece suite comprising of a bath with shower attachment over, pedestal wash hand basin and low-level WC, tiled surround, extractor fan, shaver point, UPVC window to side, radiator.

Outside The property is set back behind a front garden with lawn and central path to the front door. Drive to the right hand side providing off road parking for two vehicles and access to a single garage 2.48 x 5 with an up and over door electric supply. The rear garden is about 9 x 5.1, laid to lawn with screen fencing, patio and side gate to the front.

Services Tenure The property is freehold. The title is registered. NK227793.

Mains water, gas, drainage and electricity are connected.



The property is not in an conservation area. The property is in a very low flood risk area.
Internet connection, basic: 16Mbps, Ultrafast: 1000Mbps.

Mobile phone coverage by the four major carriers available.

Parking is available in the street after 6pm and before 8am and at other times in nearby streets.

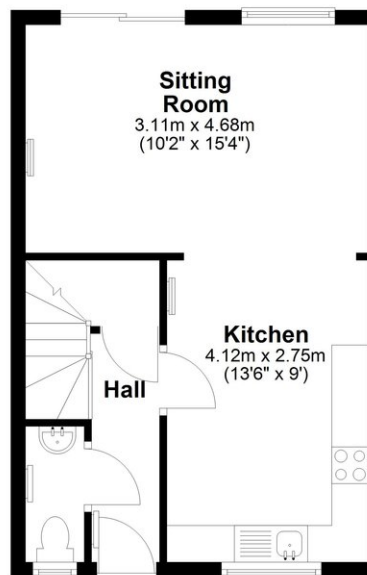
EPC: C

Council Tax C South Norfolk District Council

Viewing By Arrangement with Pocock + Shaw PBS

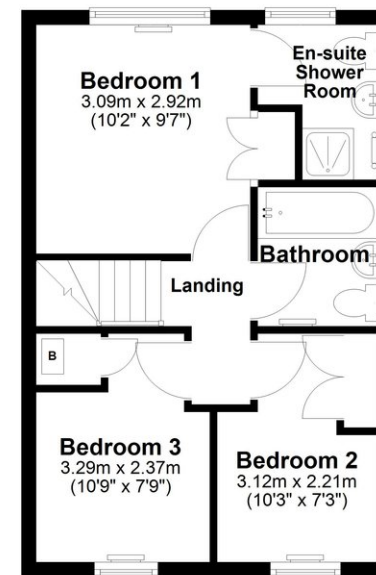
Ground Floor

Approx. 34.3 sq. metres (369.0 sq. feet)



First Floor

Approx. 34.4 sq. metres (370.1 sq. feet)



Total area: approx. 68.7 sq. metres (739.1 sq. feet)



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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