



Water Gardens, Diss, IP22 4RH

Guide Price £425,000 - £450,000

A rare opportunity to acquire an executive four bedroom detached house occupying a prime position within the town centre. Presented in a most excellent decorative order, this spacious home benefits from en-suite facilities, utility room, home office and garage with off-road parking to front.

- Immaculately presented
- En-suite facilities
- Garage
- Freehold
- Versatile living space
- Utility room
- Council Tax Band E
- Energy Efficiency Rating C.



Property Description

Situation

Occupying a prime position the property is found close to the town centre enjoying a tucked away situation within a select close and being within a short stroll of the high street, mere and open rural countryside. The historic market town of Diss is found on the south Norfolk borders surrounded by the beautiful countryside along 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 was individually built and designed 12 years ago and comprises a four bedroom detached house being of traditional brick and block cavity wall construction under a pitched clay tiled roof and heated by a gas fired condensing boiler via radiators. Internally the property offers spacious accommodation in the regions of 1,500 sq ft with versatile living space with well proportioned rooms and finished to a high specification with good quality fixtures and fittings, whilst being presented in a most excellent decorative order.

Externally

The property is set in a corner plot style position having particularly good off-road parking for a number of vehicles to the front leading up to the house and adjacent detached garage (measuring 17' 8" x 10' 0" (5.41m x 3.05m) with roller door to front, power/light connected, storage space within eaves and personnel door giving access to the rear gardens. The main gardens lie to the rear with a paved patio area abutting the rear of the property creating an excellent space for alfresco dining, leading onto an area of lawn, all being enclosed by panel fencing and an established treeline giving a good deal of privacy/seclusion within. The gardens take a part southerly aspect with there being good side access to either aspect of the property.

The rooms are as follows:

ENTRANCE PORCH: 4' 4" x 5' 1" (1.34m x 1.56m) Access via storm porch to front, solid oak door leading through to a good space for shoes and coats etc, glass oak panel door providing access to the entrance hall. Oak engineered flooring.

ENTRANCE HALL: 10' 0" x 5' 10" extending to 8' 0" (3.06m x 1.78m extending to 2.46) With oak internal doors giving access to the principal rooms. Stairs rising to first floor level with deep under stairs storage cupboard. Oak engineered flooring flowing through.

WC: 3' 5" x 6' 0" (1.05m x 1.84m) With frosted window to side being an oversized cloakroom with low level wc, hand wash basin and tiled flooring. Tiled splashbacks in white. Travertine tiled flooring.

OFFICE/STUDY: 6' 2" x 11' 5" (1.89m x 3.48m) With window to front used as an office and gives versatile use. Oak engineered flooring.

RECEPTION ROOM: 18' 2" x 12' 7" (5.54m x 3.84m) A bright and spacious double aspect room with French doors to rear giving views and access onto the rear gardens. Particular focal point being the fireplace with inset cast iron stove upon a slate hearth. Oak engineered flooring.

KITCHEN/DINER: 11' 5" x 17' 3" (3.50m x 5.28m) Found to the rear of the property with French doors opening onto the rear gardens. The kitchen is of a high specification offering an excellent range of wall and floor units with granite work surfaces, fitted Rangemaster to side with extractor above, porcelain one and a half bowl sink with drainer and mixer tap, fitted dishwasher and space for American style fridge/freezer. Travertine tiled flooring.

UTILITY: 5' 10" x 5' 2" (1.80m x 1.60m) Fitted to the same spec as the kitchen with marble work surfaces, storage units, space for white goods, oak stable door to side, travertine tiled flooring, inset sink with drainer and mixer tap.

FIRST FLOOR LEVEL - LANDING: With oak internal doors giving access to the four bedrooms and family bathroom. Built-in airing cupboard to side, access to loft space above via large loft hatch and drop down ladder.

BEDROOM ONE: 10' 5" x 11' 5" (3.19m x 3.48m) With window to front being a generous double bedroom having the luxury of en-suite facilities.

EN-SUITE: 5' 10" x 5' 2" (1.78m x 1.60m) With frosted window to side comprising of a three piece suite in white with corner tiled shower

cubide, low level wc and hand wash basin. Heated towel rail and tiled flooring.

BEDROOM TWO: 11' 5" x 10' 4" (3.50m x 3.15m) With window to rear being a generous double bedroom having two built-in storage cupboards to side.

BEDROOM THREE: 9' 4" x 11' 1" (2.87m x 3.40m) With window to rear being a large double bedroom having views onto the rear gardens.

BEDROOM FOUR: 7' 11" x 8' 0" (2.42m x 2.45m) With window to front having three built-in storage cupboards, currently used as a dressing room.

BATHROOM: 7' 11" x 7' 8" (2.42m x 2.35m) With frosted window to rear being of a high specification comprising corner tiled shower cubide, roll top bath with claw feet, low level wc and hand wash basin in white. Heated towel rail and tiled flooring.

VIEWINGS: Strictly by appointment with Whittleby Parish Estate Agents, please contact a member of the sales team at our Diss office on 01379 640808.

OUR REF: 8178



Viewing Arrangements

Strictly by appointment

Contact Details

4-6 Market Hill

Diss

IP22 4JZ

sales@whittleyparish.com

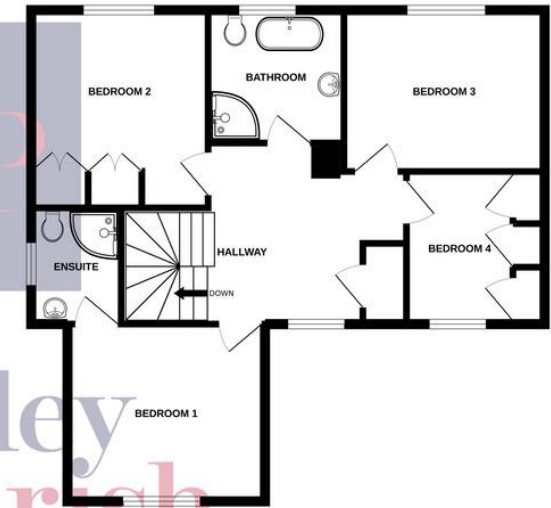
01379 640808

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.

GROUND FLOOR
679 sq.ft. (63.1 sq.m.) approx.



1ST FLOOR
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA: 1344 sq.ft. (124.9 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.
Made with Metropix ©2022

