



**Speirs Way, Diss, IP22 4YX**  
**Guide Price £250,000 - £270,000**



A larger than average three bedroom semi detached house with space in the region of 1000 sq ft, the home is also situated in an ideal position for access to local amenities. The property further benefits from having no onward chain.

# Speirs Way, Diss

## Key Features

- No onward chain
- Extended and spacious
- Three double bedrooms
- Modern kitchen with utility room
- Downstairs wc
- Modern bathroom
- Council Tax Band C
- Freehold
- Energy Efficiency Rating C.

## Situation

Set upon a no-through close located to the west of Diss. The historic market town of Diss is found on the south Norfolk borders 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 having the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

## Description

The property comprises a three bedroom semi detached house built of traditional brick and block cavity wall construction under a pitched interlocking tiled roof with double glazed windows, whilst being heated by a gas fired central heating boiler. Formerly a two bedroom house that has been extended, this now larger than average three bedroom family home now offers bright and spacious accommodation in the region of 1000 sq ft.

## Externally

The property is set upon a no-through close being approached via a hardstanding driveway providing off road parking. The main garden lies to the rear of the property being predominantly laid to lawn with a patio area creating an excellent space for alfresco dining whilst all being enclosed by panel fencing. Pedestrian access to the front can be found to the side of the property via a side gate.



## Speirs Way, Diss

The rooms are as follows

**PORCH:** Entry via upvc double glazed door, double glazed windows to front and side aspect.

**LOUNGE/DINER:** 23' 7" x 12' 8" (7.19m x 3.86m)

Double glazed window to front and rear elevation, radiator, stairs rising to first floor in the lounge area and in the dining area laminate flooring, radiator, upvc double glazed door that provides access out to the garden.

**KITCHEN:** 13' 4" x 6' 7" (4.06m x 2.01m)

Eye and base level units with work surfaces over, tiled splashback, with an inset sink and drainer, double glazed window to rear elevation, space for appliances, laminate flooring, radiator, integral four ring gas hob and oven.

**UTILITY ROOM:** 7' 1" x 6' 8" (2.16m x 2.03m)

Laminate flooring, double glazed window to front aspect, radiator, base level units with work surface over with an inset sink and tiled splashback, further eye level storage cupboard, space for appliances such as washing machine and dryer.

**WC:** Wash hand basin, low level wc and laminate flooring.

### FIRST FLOOR LEVEL; LANDING:

Radiator, fitted storage space, doors to...

**MASTER BEDROOM:** 12' 9" x 11' 8" (3.89m x 3.56m)

Double glazed window to front elevation, radiator, storage cupboard.

**BEDROOM TWO:** 15' 8" x 7' 2" (4.78m x 2.18m)

Double glazed window to front elevation, radiator.

**BEDROOM THREE:** 12' 9" x 6' 9" (3.89m x 2.06m)

Double glazed window to rear elevation, radiator.

**FAMILY BATHROOM:** 7' 10" x 7' 2" (2.39m x 2.18m)

Obscure double glazed window to rear elevation, tiled floor, tiled walls, P shaped bath with shower screen, low level wc, wash hand basin with drawer storage underneath, radiator.

### SERVICES

Drainage - Mains

Heating type - Gas central heating

EPC rating - C

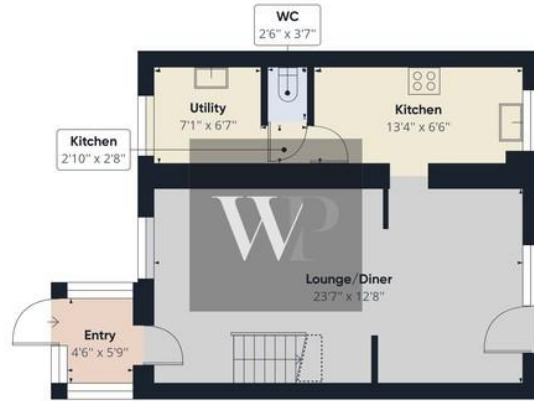
Council Tax Band - C

Tenure - Freehold

**OUR REF:** 8373



# Speirs Way, Diss



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
924.49 ft<sup>2</sup>

Reduced headroom  
14.69 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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