



## Diamond Close, Winfarthing, Diss, IP22 2EW

**Guide Price £475,000 - £500,000**

Found within a select and private development, this individually designed four bedroom detached house enjoys a lovely situation with a newly installed bathroom, southerly facing rear gardens and rural field views.

- Double detached garage
- Over 1,700 sq ft
- Southerly facing rear gardens
- Freehold
- Guide price £475,000 to £500,000
- En-suite facilities
- Council Tax Band E
- Energy Efficiency Rating D.



## Property Description

### Situation

Found within a secluded and prestigious development of just ten properties all having been individually designed and set upon large plots giving a most aesthetically pleasing situation to the close. Diamond Close was originally built by respected Messr Stellar Developments whom are traditional craftsmen and build to a particularly high standard with great attention to detail, on each of the properties built in the close, giving each an individual different design and layout whilst designed to a period style. The Close is found to the heart of Winfarthing with the village lying approximately 4 miles to the west of Diss and having the benefit of local schooling, public house and fine church. A further more extensive range of amenities and facilities can be found in the historic market town of Diss lying on the south Norfolk borders within the Waveney Valley and having the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

### Description

The property comprises of a substantial and extremely spacious four bedroom detached house having been occupied by the current vendors from new (built in 2004) and is of brick and block cavity wall construction under a clay pan tiled roof with pleasing mellow red brick elevations and heating by a new oil fired central heating boiler via radiators (installed in November 2022). Internally the accommodation is well arranged with versatile living space whilst being presented in a most excellent decorative order throughout having been well maintained, upgraded and enhanced during the vendors occupation.

### Externally

The property enjoys a more private position with extensive off-road parking to the front and eastern aspect of the house upon a shingle driveway giving enough off-road parking space for

up to 6 six cars and leading up to the double detached garage (measuring 18' 8" x 17' 1" (5.69m x 5.22m) with two up and over doors to front, power/light connected, storage space within eaves and personnel door to side giving access to the rear gardens. The main gardens lie to the rear aspect of the property and offer complete privacy and seclusion within, greatly boasting a southerly aspect taking in all of the afternoon and evening sun. The gardens have been landscaped with ease of maintenance in mind being predominantly laid to lawn and with a paved patio area abutting the rear of the property creating an excellent space for alfresco dining. Beyond is a raised decking area and a picket fence to the side giving separation to the main gardens, offering a shingle area adjacent to the garage. Beyond the rear gardens and over the road is the open rural countryside which gives a pleasing rural aspect.

The rooms are as follows:

**ENTRANCE HALL:** 13' 6" x 6' 7" extending to 5' 4" x 3' 2" (4.14m x 2.01m extending to 1.64m x 0.99m) A pleasing first impression with pine staircase rising to first floor level and access to the three reception rooms, kitchen and cloakroom/wc. Large built-in cupboard to side. Wood laminate flooring flowing through.

**CLOAKROOM/WC:** 4' 1" x 6' 4" (1.26m x 1.95m) With frosted window to the front aspect and comprising of a matching suite in white with low level wc and hand wash basin with tiled splashbacks. Ceramic tiled flooring.

**RECEPTION ROOM ONE:** 18' 11" x 10' 11" (5.79m x 3.33m) A double aspect room found to the rear of the property and having views and direct access onto the rear gardens via French doors. A particular focal point of the room is the fireplace with inset cast iron stove and wood mantle surround. Double doors to side giving access through to the dining room.

**RECEPTION ROOM TWO:** 10' 8" x 12' 4" (3.26m x 3.77m) Found to the rear/southerly aspect of the property and having French doors opening onto the rear gardens and paved patio area beyond. Double doors to side connecting back through to reception room one. Wood laminate flooring.

**RECEPTION ROOM THREE:** 7' 3" x 10' 11" (2.22m x 3.33m) Found to the front aspect of the property and lends itself for a number of different uses, currently used as a second sitting room/snug.

**KITCHEN:** 12' 2" x 8' 9" (3.73m x 2.69m) Having just been installed, this bespoke kitchen offers an excellent range of wall & floor mounted unit cupboard space, with the focal being the Delongi range. Further integrated appliances with Bosh dishwasher, fridge/freezer and water softener.

**UTILITY:** 6' 5" x 8' 9" (1.96m x 2.69m) Found to the rear aspect of the property and having personnel door to side. Again just installed and with matching units to the kitchen and space and plumbing for automatic washing and tumble dryer etc.

#### **FIRST FLOOR LEVEL - LANDING:**

Two large Velux windows to the rear aspect allowing plenty of natural light through. Built-in airing cupboard to side. Access to loft space above. Further access to the four bedrooms and family bathroom.

**BEDROOM ONE:** 18' 4" x 10' 11" (5.61m x 3.35m) maximum measurements including en-suite to side. A double aspect room with windows to the front and side aspect. A particularly large master bedroom with semi-vaulted ceilings and the luxury of en-suite facilities.

**EN-SUITE:** 5' 9" x 7' 1" (1.76m x 2.17m) With frosted window to the side aspect comprising of a modern and contemporary suite in white with large corner tiled shower cubicle with electric power shower, low level wc and hand wash basin. Tiled flooring.

**BEDROOM TWO:** 11' 9" x 10' 5" (3.59m x 3.19m) Another large double bedroom found to the front aspect of the property.

**BEDROOM THREE:** 15' 8" x 7' 5" extending to 10' 8" (4.80m x 2.28m extending to 3.27m) A particularly spacious double bedroom found to the front of the property and with the benefit of a deep storage cupboard built-in over the stairs.

**BEDROOM FOUR:** 7' 10" x 7' 7" (2.40m x 2.33m) With window to the side aspect and having partial views towards the rear of the property and over the fields beyond.

**BATHROOM:** 6' 8" x 7' 1" (2.04m x 2.16m) With frosted window to side aspect comprising a newly installed bathroom in 2020 with freestanding bath and 3 way drench shower, low level wc and hand wash basin over vanity unit. Heated towel rail. Tiled throughout.

**OUR REF:** 8085



## Viewing Arrangements

Strictly by appointment

## Contact Details

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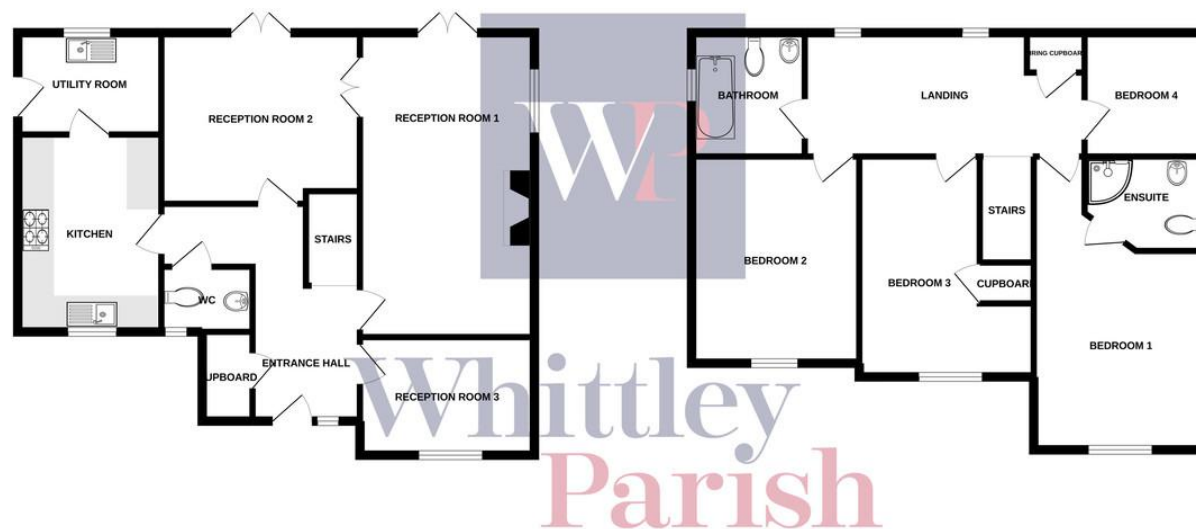
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GROUND FLOOR

1ST FLOOR



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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