



Speirs Way, Diss, IP22 4YX

Guide Price £300,000 - £325,000

Boasting a spacious corner plot position tucked away in a secluded situation, this well presented three bedroom detached house benefits from southerly facing rear gardens, detached garage and being sold with no onward chain.

- No onward chain
- South westerly facing rear gardens
- Detached garage
- Corner plot position
- Leafy green outlook
- Council Tax Band C
- Freehold
- Energy Efficiency Rating D.



Property Description

Situation

Favourably located to the west of Diss, the property is found in a tucked away position at the end of a small spur close off Speirs Way. As such the property enjoys a private and non-overlooked position set upon a spacious corner plot having a good provision of off-road parking and a pleasing leafy green outlook. 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 alongside a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

The property was originally built in the 1990s by Messr Wimpey Homes of traditional brick and block cavity wall construction under a pitched interlocking tiled roof, replacement sealed unit upvc double glazed windows and doors, whilst being heated by a modern gas fired central heating boiler via radiators. Just recently the property has been completely redecorated throughout now presented in a most excellent decorative order.

Externally

The property is approached via a private driveway (solely giving access to the property in question and two other properties) being a small spur close located off Speirs Way. To the front there is a hardstanding driveway with a large area of lawn which could be adopted for additional off-road parking if required. The main gardens lie to the rear being predominantly laid to lawn enclosed by brick walling, concrete posts and panel fencing. To the rear boundaries there is a detached garage with up and over door to front, power/light connected and personnel door to rear.

The rooms are as follows:

ENTRANCE HALL:

Access via upvc double glazed door to front giving further access to the reception room and wc to side.

WC: 3' 6" x 5' 0" (1.07m x 1.52m) With frosted window to front comprising low level wc and hand wash basin.

RECEPTION ROOM ONE: 13' 4" x 15' 11" (4.06m x 4.85m)
Found to the rear of the property and with views and access onto the rear gardens via French upvc doors. Arch giving access to reception room two. Stairs rising to first floor level.

RECEPTION ROOM TWO: 10' 11" x 7' 10" (3.33m x 2.39m)
With window overlooking the rear gardens serving well as a formal dining room and giving access to the kitchen.

KITCHEN: 11' 0" x 7' 10" (3.35m x 2.39m) Having only just been installed and with the luxury of new appliances with four ring gas hob with extractor above and oven below, space for white goods. Inset sink with drainer and mixer tap. Replaced lino flooring. Breakfast bar to side.

FIRST FLOOR LEVEL - LANDING:

Being recarpeted throughout first floor level with access to the three bedrooms and bathroom. Built-in airing cupboard to side housing the hot water cylinder.

BEDROOM ONE: 13' 0" x 9' 2" (3.96m x 2.79m) A generous double bedroom with fitted storage cupboards to side having mirror fronted sliding doors.

BEDROOM TWO: 11' 1" x 9' 2" (3.38m x 2.79m) A double bedroom overlooking the rear gardens.

BEDROOM THREE: 9' 11" x 6' 7" (3.02m x 2.01m) With window to the front aspect enjoying a leafy green outlook. Built-in storage cupboard to side housing the gas boiler.

BATHROOM: 6' 4" x 6' 4" (1.93m x 1.93m) With frosted window to front having just been replaced being a modern three piece suite in white comprising panelled bath, shower attachment, low level wc and hand wash basin over vanity unit. Replaced lino flooring.

SERVICES:

- Drainage - mains
- Heating - gas
- EPC Rating - D
- Council Tax Band - C
- Tenure - freehold

OUR REF: 8359



Viewing Arrangements

Strictly by appointment

Contact Details

4-6 Market Hill

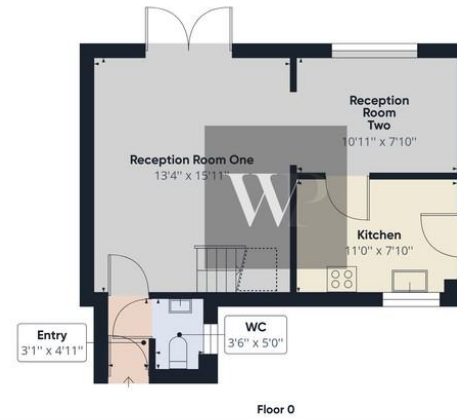
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Approximate total area⁽¹⁾
792.84 ft²

Reduced headroom
15.75 ft²

(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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