



Champneys Road, Diss, IP22 4PS

Guide Price £350,000

Presented in an immaculate decorative order, this enhanced and upgraded four bedroom detached house occupies a large plot within a prime central position just a short stroll from the town centre and railway station

- Unoverlooked rear garden
- Well presented throughout
- Separate dining room
- 3 double bedrooms
- Modern shower room
- Council Tax Band C
- Freehold
- Energy Efficiency Rating D.



Property Description

Situation

Located slightly to the east of the town, the property is within easy/short walking distance of the many amenities and facilities the town has to offer. Over the years Champneys Road has proved to have been a popular and sought after residential area consisting of many similar and attractive properties predominantly built in the 1970s and 80s upon spacious plots and being on a no-through road. The historic and thriving market town of Diss is situated 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 with the benefit of a mainline railway station having regular/direct services to London Liverpool Street and Norwich.

Description

The property comprises a four bedroom detached house having been built in the 1980s by much respected developer Messr Derek Ingram of traditional brick and block cavity wall construction under a pitched interlocking tiled roof. In more recent years there has been the benefit of the installation of replacement sealed unit upvc double glazed windows and doors, whilst being heated by a modern gas fired central heating boiler via radiators. The property offers well proportioned rooms that are all flooded with plenty of natural light whilst being well presented throughout.

Externally

The property is found in a prominent position set back from the road and is approached by a block paved driveway giving off-road parking for multiple vehicles and leading up to the single garage (attached to the property in question with up and over door to front, door to rear, power/light connected and storage space within the eaves). To the southern aspect of the house there is side access to the rear gardens which are of a most generous size and considerably larger in comparison to neighbouring properties, being predominantly laid to lawn and offering a great deal of privacy and seclusion within. An extensive paved terrace abuts the rear of the property creating a space for alfresco dining.

The rooms are as follows:

ENTRANCE PORCH: Access via double glazed door to front, window to side. Lino flooring.

ENTRANCE HALL: Entry via upvc double glazed door, stairs rising to first floor level. Tiled flooring.

KITCHEN: 9' 6" x 12' 0" (2.91m x 3.66m) With window to front aspect, the kitchen offers a good range of wall and floor units, roll top work surfaces, inset stainless steel sink with drainer and tiled splashback, integral appliances including fridge, freezer, four ring ceramic hob with extractor above, dishwasher, oven and washing machine. Upvc door giving external access to side aspect. Tiled flooring.

CLOAKROOM/WC: 3' 4" x 6' 6" (1.02m x 1.98m) Comprising low level wc and hand wash basin. Frosted window to front aspect. Part tiled walls. Tiled flooring.

LOUNGE: 15' 5" x 14' 2" (4.71m x 4.32m) Window to side aspect and upvc double glazed sliding door providing access to the patio area. Secondary door giving access to the dining room. Solid wood flooring.

DINING ROOM: 12' 7" x 8' 1" (3.84m x 2.46m) With window to rear aspect.

FIRST FLOOR LEVEL - LANDING: With window to side aspect, giving access to the four bedrooms and shower room. Built-in airing cupboard to side and access to loft space above.

MASTER BEDROOM: 9' 3" x 12' 2" (2.82m x 3.71m) With window to rear aspect.

BEDROOM TWO: 9' 4" x 10' 4" (2.84m x 3.15m) Window to rear aspect.

BEDROOM THREE: 7' 11" x 11' 2" (2.41m x 3.41m) Window to front aspect.

BEDROOM FOUR: 9' 9" x 7' 1" (2.97m x 2.16m) With window to front aspect.

SHOWER ROOM: 4' 10" x 7' 10" (1.47m x 2.39m) Comprising double shower cubicle, low level wc and hand wash basin over vanity unit. Heated towel rail. Frosted window to side aspect. Tiled walls. Tiled flooring.

SERVICES:

Drainage - mains

Heating - gas

EPC Rating -

Council Tax Band - C

Tenure - freehold

OUR REF: 8374



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.

