



Champneys Road, Diss, IP22 4PS

Offers In Excess Of £300,000

This spacious chalet is perfectly located in the heart of town. Situated on a sought-after residential close, it boasts solar panels, a double garage, two bathrooms and is just a short stroll from the mainline railway station.

- Vendor found onwards
- Walking distance to town centre
- Approx 1,100 sq ft
- 2 bathrooms
- Solar panels
- Council Tax Band C
- Freehold
- Energy Efficiency Rating C.



Property Description

Situation

Conveniently located to the east of the town centre and within easy walking distance of the high street. Champneys Road has long been a popular and highly sought-after residential area, featuring attractive properties built in the 1970s and 80s on spacious plots. Set on a no-through road, offering plenty of peace and tranquillity. The historic market town of Diss is situated on the southern borders of Norfolk within the beautiful countryside along the Waveney Valley. In addition to its charm, Diss offers a wide range of amenities and facilities for daily needs. Plus, with a mainline railway station just a short 10-minute walk away, residents enjoy convenient direct train services to London Liverpool Street and Norwich.

Description

Built in the 1970's, this property is of traditional brick and block cavity wall construction. In recent years, it has undergone significant enhancements, including the installation of uPVC double glazed windows and doors, as well as twelve solar panels. These panels are owned outright and come with a feed-in tariff, resulting in reduced running costs and increased energy efficiency. Inside, the accommodation is thoughtfully arranged offering generously sized rooms and a spacious well-lit atmosphere.

Externally

Situated on an elevated position, this property is set back from the road providing a sense of privacy. The driveway leads to the single garage (with an electric up and over door, as well as access to a rear workshop). The main gardens are located at the back of the property and offer ample space, complete with a peaceful and leafy green outlook. These gardens are primarily laid to lawn and enclosed by sturdy concrete post and panel fencing. Additionally, there are two paved patio areas for outdoor relaxation. A convenient side gate provides access to the front gardens.

The rooms are as follows:

ENTRANCE PORCH: Access via upvc door to front, secondary door giving access to the entrance hall. A good space for shoes and coats.

ENTRANCE HALL: A pleasing first impression with oak internal doors giving access to the reception room, kitchen and bathroom. Stairs rising to first floor level.

RECEPTION ROOM: 11' 1" x 19' 7" (3.38m x 5.97m) A bright and spacious double aspect room with window to front and French upvc doors to rear giving access onto the rear gardens.

KITCHEN: 8' 7" x 8' 7" (2.62m x 2.62m) Dual aspect with windows to the front and rear and upvc door to side giving external access. The kitchen offers a good range of wall and floor units, marble effect roll top work surfaces, inset one and a

half bowl sink with drainer and mixer tap, four ring gas hob with extractor above and double oven below, space for white goods.

BATHROOM: 6' 6" x 5' 5" (1.98m x 1.65m) With frosted window to rear being a modern three piece suite in white with panelled bath, hand wash basin over vanity unit and low level wc. Heated towel rail. Tiled flooring.

FIRST FLOOR LEVEL - LANDING: With oak internal doors giving access to the two bedrooms and shower room. Built-in airing cupboard to side. Access to loft space above.

BEDROOM ONE: 11' 1" x 10' 9" (3.38m x 3.28m) A well proportioned principal bedroom fitted with an excellent range of storage units.

BEDROOM TWO: 13' 1" x 10' 9" (3.99m x 3.28m) A double bedroom with window to side aspect, storage space within eaves.

SHOWER ROOM: 6' 5" x 6' 3" (1.96m x 1.91m) A modern suite with corner tiled shower cubicle, low level wc and hand wash basin over vanity unit, heated towel rail. Tiled walls.

SERVICES:

Drainage - mains

Heating - gas

EPC Rating - C

Council Tax Band - C

Tenure - freehold

OUR REF: 8415



Viewing Arrangements

Strictly by appointment

Contact Details

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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.



Floor 0



Floor 1



Approximate total area⁽¹⁾
1111.24 ft²

(1) Excluding balconies and terraces

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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