



Mission Road, Diss, IP22 4HX

Guide Price £280,000 - £290,000

An immaculately presented three bedroom Victorian cottage, boasting large south westerly facing rear gardens, three double bedrooms, garden house/office and within walking distance of the mainline railway station.

- South westerly facing rear gardens
- Garden house/office
- Walking distance to railway station
- Freehold
- 3 double bedrooms
- Enhanced/upgraded
- Council Tax Band B
- Energy Efficiency Rating D



Property Description

Situation

Located to the east of Diss and found upon Mission Road, the property is within striking distance of the town centre and mainline railway station (approximately being a 10 minute stroll or so). In recent years Mission Road has been restricted to only allow access to residents, now making it a quiet and more tranquil road whilst being within easy access via car to the A140 and the A143. The historic market town of Diss is found on the south Norfolk borders and 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 with regular/direct services to London Liverpool Street and Norwich.

Description

The property comprises a three bedroom mid-terraced Victorian cottage, having pleasing mellow red brick elevations under a pitched clay tiled roof. 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 boiler via radiators. Throughout the property has been much enhanced and upgraded, presented in an excellent decorative order and boasting well proportioned rooms.

Externally

The property is approached via a wrought iron gate with the front gardens being enclosed by dwarf brick walling. To the side aspect the passageway gives access to the rear gardens which are of a most generous size greatly enjoying a south westerly aspect. A paved patio area creates an excellent space for alfresco dining enjoying the afternoon and evening sun whilst the gardens are predominately laid to lawn. To the rear boundaries is a purpose built garden office measuring 7' 2" x 11' 1" (2.19m x 3.38m) with power/light connected, being fully insulated, plaster boarded and skimmed. To the exterior there is black weather boarding and double glazed windows and doors to the front.

The rooms are as follows:

RECEPTION ROOM ONE: 12' 1" x 12' 3" (3.68m x 3.73m) Found to the front aspect of the property and with an open archway connecting through to reception room two. A particular focal point is the fireplace with inset cast iron wood burning stove upon a pamment tiled hearth and with revealed inner red brickwork.

RECEPTION ROOM TWO: 9' 4" x 13' 5" (2.84m x 4.09m) Found to the side aspect of the property and currently used as a dining area again with an open arch connecting through to reception room one. Engineered oak flooring. Under stairs storage cupboard. Pine four panel internal door giving access through to the kitchen.

KITCHEN: 9' 7" x 12' 11" (2.92m x 3.94m) With upvc double glazed door and window to side. The kitchen provides an extensive range of wall and floor unit cupboard space with marble effect roll top work surfaces over and inset one and a half bowl stainless steel sink with drainer and mixer tap above. Inset four ring electric touch hob with extractor above and oven below. Space and plumbing to side for automatic washing machine or dishwasher etc. Archway connecting through to inner hall.

INNER HALL: With tiled flooring, recently installed solid wood stable door giving access to the rear gardens. Four panel pine internal door giving access to the bathroom.

BATHROOM: 9' 0" x 5' 2" (2.74m x 1.57m) With frosted window to the rear aspect and being a recently remodelled suite with panelled bath and separate shower attachment over, low level wc and wash hand basin. Krono Xonic flooring.

FIRST FLOOR LEVEL - LANDING: Giving access to the bedrooms via period four panel pine internal doors. Access to loft space above.

BEDROOM ONE: 9' 4" x 10' 5" (2.84m x 3.18m) With window to the rear aspect with elevated views over the rear gardens A generous double bedroom.

BEDROOM TWO: 12' 2" x 7' 1" (3.71m x 2.16m) With window to the front aspect and being a double bedroom. Further providing access through to bedroom three. Because of the size of the room there would be the potential of putting in a partition giving direct access to bedroom three if required, (without compromising the space to the bedroom).

BEDROOM THREE: 12' 0" x 8' 8" (3.66m x 2.64m) A large size double bedroom found to the front aspect of the property and with exposed pine floor boarding. A focal point being the ornate cast iron fireplace. With built-in storage cupboard to side.

STUDY/WALK-IN WARDROBE: 9' 5" x 3' 4" (2.87m x 1.02m) With window to the rear aspect. Currently used as a walk-in dressing room, lending itself for a number of different uses.

SERVICES:

Drainage - mains

Heating - gas

EPC Rating - D

Council Tax Band - B

Tenure - freehold

OUR REF: 8394



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.

