



Egremont Road, Diss, IP22 4NF

Guide Price £220,000

Having been much enhanced and upgraded this spacious two bedroom house, (two double bedrooms) is situated upon a generous size plot benefitting from westerly facing rear gardens, garage and off-road parking.

- Immaculately presented
- Westerly facing rear gardens
- Single garage
- Off-road parking X2
- 2 Double bedrooms
- Council Tax Band B
- Freehold
- Energy Efficiency Rating C.



Property Description

Situation

Located to the west of the town centre, the property is found upon a small close comprising of similar attractive houses and bungalows. Ideally positioned within a stone's throw of the rural countryside. The historic and thriving market town of Diss is situated within the beautiful countryside along the Waveney Valley, the town offers an extensive and diverse range of many day to day amenities and facilities including a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

The property comprises a two bedroom end of terrace house, built in the 1980's of brick and block cavity wall construction, with replaced upvc double glazed windows and doors and heated by a modern (2 years old) gas fired combination boiler via radiators. Connected to mains drainage. In the current vendors time of occupation the property has been significantly enhanced, presented in an excellent decorative order throughout with the luxury of modern and contemporary fixtures and fittings.

Externally

The property is set back from the road having off-road parking to the front, (the agent advises the garage attached to the side of the property does not lie with the property in question and the garage is found en-bloc to the rear boundaries). The main gardens lie to the rear and are of a most generous size having been landscaped and now well established. A paved patio area, (Indian sandstone) abuts the rear of the property creating an excellent space for alfresco dining leading onto a large area of lawn flanked by established borders, the gardens are enclosed by concrete posts and panel fencing enjoying a south westerly aspect. To the rear boundaries the gate gives access to additional area of garden and with the garage found beyond.

The rooms are as follows

ENTRANCE HALL: Access via upvc double glazed frosted door to front, (storage cupboard on first entry housing the boiler). Replaced LVT flooring flowing through. Stairs rising to first floor level and access to the kitchen and reception room.

KITCHEN: With window to front and in an excellent condition having been replaced in more recent times and with a good range of wall and floor unit cupboard space with wood effect roll top work surfaces, stainless steel sink with drainer and mixer tap. Four ring electric hob with extractor above and oven below. Space for washing machine to side.

RECEPTION ROOM: A light, bright and airy room enjoying a westerly aspect and with views and access onto the rear gardens.

FIRST FLOOR LEVEL: LANDING: With four panel internal doors giving access to two bedrooms and bathroom. Access to loft space above. Built-in storage cupboard to side.

BEDROOM ONE: Window to the front aspect. A well proportioned double bedroom serving well as the principle room.

BEDROOM TWO: With window overlooking the rear gardens. Another good double bedroom.

BATHROOM: A modern and contemporary suite in white having only been installed two or so years ago with panelled bath, shower over, low level wc, wash hand basin over vanity unit and heated towel rail.

SERVICES:

Drainage - mains

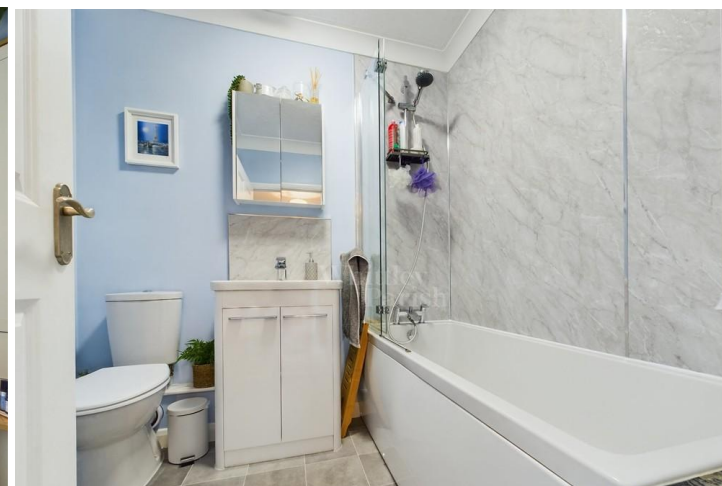
Heating - gas

EPC Rating - C

Council Tax Band - B

Tenure – freehold

OUR REF: 8292



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.

