



Denmark Street, Diss, IP22 4BE
Guide Price £230,000 - £240,000



This deceptively spacious three bedroom cottage is immaculately presented providing plenty of character and charm throughout and benefits from southerly facing rear gardens.

Denmark Street, Diss

Key Features

- Immaculately presented
- A wealth of character & charm
- Original fireplaces
- Well proportioned rooms
- South facing gardens
- Walking distance to town centre
- Council Tax Band B
- Freehold
- Energy Efficiency Rating D.

SITUATION

Found upon Lower Denmark Street, the property enjoys a pleasing position within a stone's throw of Fair Green. The street consists of similar attractive period properties lying within short walking distance of the town centre and open rural countryside. Over the years Fair Green has proved to have been a popular and sought after location, having been a registered green dating back some 700 years and offering a lovely assortment of many period and modern properties. The historic market town of Diss offers an extensive and diverse range of many day to day amenities and facilities along with the mainline railway station with regular/direct services to London Liverpool Street and Norwich.

DESCRIPTION

The property comprises a three bedroom mid-terrace cottage believed to date back to the 1600's in parts and of timber frame construction with colour wash rendered elevations under a pitched clay tile roof. The property is immaculately presented and benefits from a modernised kitchen and bathroom, being heated by a gas fired boiler via radiators.

EXTERNALLY

The main gardens lie to the rear of the property and are of a south facing aspect and enclosed by panel fencing giving a great space for alfresco dining. To the rear of the gardens is an outbuilding (11' 9" x 5' 3" (3.60m x 1.61m) giving a great space for outside storage with the benefit of full electrics and plumbing space.



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The rooms are as follows

ENTRANCE HALL: 3' 11" x 3' 8" (1.21m x 1.12m)

Aspect to front. Tiled flooring. Space for shoes and coats. Giving access to reception room.

RECEPTION ROOM: 11' 10" x 18' 6" (3.61m x 5.65m)

Aspect to front. A bright and spacious room with exposed beams and fireplace with tiled hearth. Access to inner hall giving further access to the first floor and kitchen diner via small three step staircase.

KITCHEN/DINER: 12' 1" x 13' 11" (3.70m x 4.25m)

A spacious kitchen/diner with tiled flooring throughout. Solid wood worktops and plenty of storage cupboards. Original Victorian fireplace feature with oak surround. Integrated electric oven with four ring electric hob and integrated fridge and dishwasher. Access to rear hall. Exposed beams throughout.

REAR HALL: 2' 11" extending to 4'3 x 6'5" (0.89m extending to 1.30m x 1.98m) Aspect to rear. Tiled flooring. Further space for shoes and coats. Access to bathroom and rear gardens.

BATHROOM: 5' 10" x 6' 10" (1.79m x 2.10m)

Double aspect to side and rear. Tiled flooring with walk-in shower, porcelain sink with storage underneath, low level wc, heated towel rail and tiled splashbacks throughout.

FIRST FLOOR:

LANDING: 2' 9" x 10' 0" (0.86m x 3.05m)

Giving access to the second bedroom and further access to further two bedrooms via a small three stair staircase upwards.

BEDROOM ONE: 11' 11" x 12' 2" (3.64m x 3.73m)

Aspect to front. A light spacious double bedroom with built-in storage cupboard. Exposed floorboards and beams.

BEDROOM TWO: 12' 2" x 10' 8" (3.72m x 3.27m)

Aspect to rear. A good sized bedroom with built-in cupboards and exposed beams.

BEDROOM THREE: 8' 7" x 7' 10" (2.62m x 2.39m)

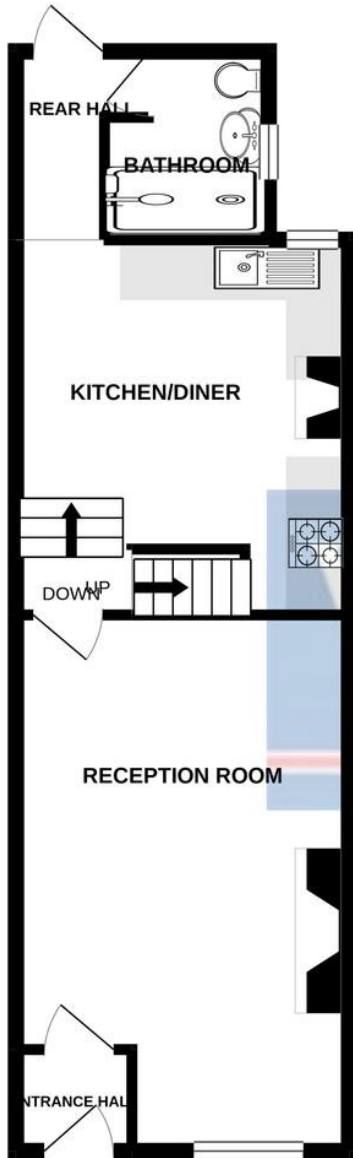
Aspect to rear. A bedroom with exposed beams currently being used as a dressing room.

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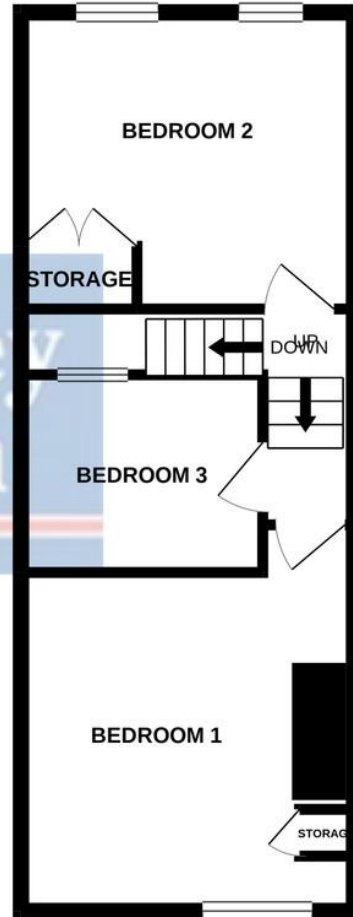


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GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR
376 sq.ft. (35.0 sq.m.) approx.



Whittle
Parish

TOTAL FLOOR AREA : 814 sq.ft. (75.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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