



Oak Lodge
95 Denmark Street
Diss
Norfolk
IP22 4LF

Offers Over £600,000





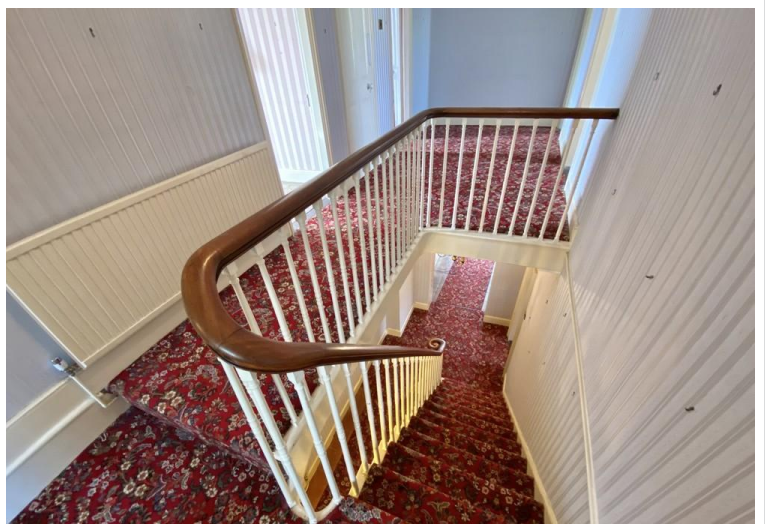
- Grade II Listed building
- An elegant detached town house
- Set in 0.56ac.
- Needs general repairs and updating
- An exciting project
- Over 3000sqft of living space



Location

If you are looking for the convenience of town living but still want a decent amount of ground, then Oak Lodge has much to offer. It is within easy walking distance of the array of shops, eateries and pubs which are just a stroll across the park away. There are three supermarkets in town, schooling to sixth form level, and lots of sports facilities ranging from bowls to rugby and golf to cricket. For those needing access to London or Norwich, Diss has a mainline rail service with Liverpool Street Station being around 90 minutes away. Diss is a great area to explore from with the north and east coast being within an hours drive, The Broads are closer still, and you have Bury St Edmunds, Norwich and Ipswich all within 25 miles.





The Property

Oak Lodge is an interesting house with origins, according to the Listed Building register dating back to the mid 19th century but it may actually be much older. It has a very elegant façade with quite classical proportions giving the sense of grandeur and it is considered to be within the top five houses in the town. Clearly there is work to be done at the house some of which is potentially quite major and other parts will be more cosmetic but once completed you will have a house to be proud of with a large central hall feeding the various rooms which are all quite bright and airy with large Georgian windows. This is a very 'grown up' house!

Outside

It is always a surprise when you find a town house with such an extent of garden (0.56ac). The house is set back from the road with garden and mature trees and shrubs giving considerable privacy. To the rear the garden stretches a long way back and is a mix of land, beds, trees and shrubs with a range of buildings close to the house and the base of various others along the boundaries including what was probably a long glass house.

Services

Mains water, electricity, gas and drainage are connected. Gas fired boiler providing heating to radiators.



Directions

From the agents office proceed up the hill to the junction with Denmark Street, Turn left and head down the hill. Oak Lodge is on the right just before Denmark Rise.

Viewing

Strictly by appointment with TW Gaze.

Freehold

Ref: 2/18647/MS

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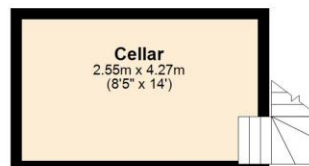
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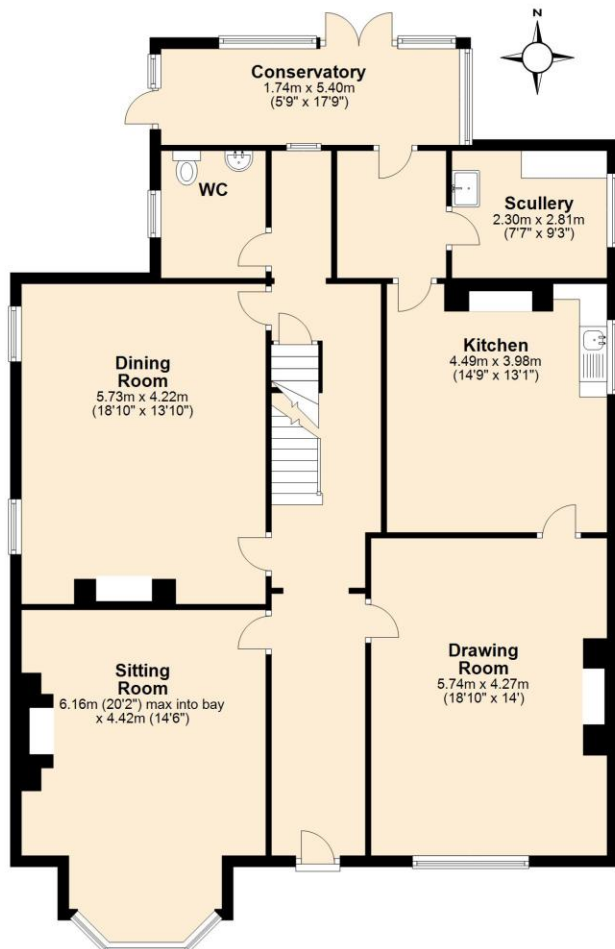
Basement

Approx. 10.9 sq. metres (117.3 sq. feet)



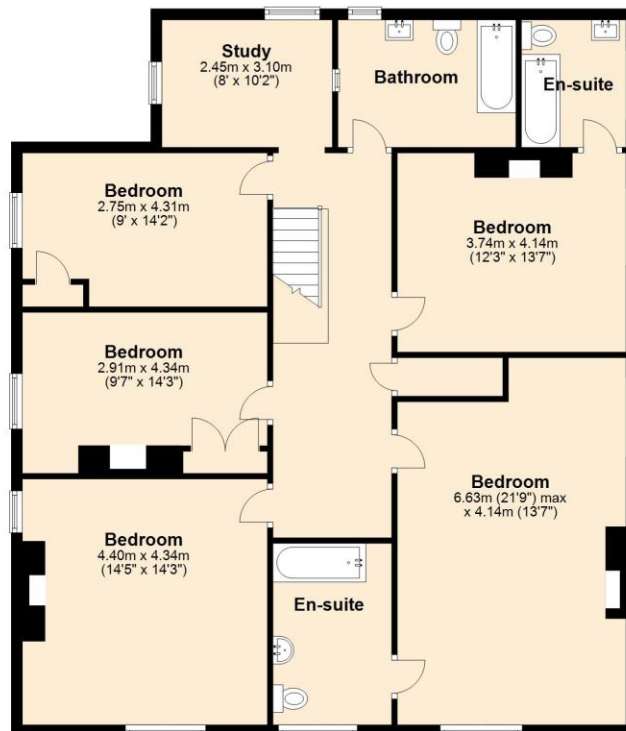
Ground Floor

Approx. 140.4 sq. metres (1511.0 sq. feet)



First Floor

Approx. 132.7 sq. metres (1428.2 sq. feet)



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Total area: approx. 284.0 sq. metres (3056.5 sq. feet)

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