



Denmark Street, Diss, IP22 4BE

Guide Price £550,000 - £575,000

Boasting a wealth of character and charm throughout, this four bedroom detached cottage is immaculately presented benefitting from three bathrooms, garage and within walking distance to the town centre.

- Character & charm
- Single garage
- 3 bathrooms
- Secluded gardens
- Walking distance to town centre
- Council Tax Band E
- Freehold
- Energy Efficiency Rating E.



Property Description

Situation

Enjoying a lovely position tucked away on a small cul-de-sac off Denmark Street whilst being within close proximity to the town centre and rural countryside. 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 whilst having the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

The property comprises a four bedroom detached characterful cottage believed to date back to the 18th century being immaculately presented throughout and having a wealth of character and charm with exposed timbers and beams, whilst having the benefit of upvc double glazed windows and being heated by a gas fired central heating boiler via radiators.

Externally

The property is set back from the road in a quiet cul-de-sac with large single garage to side, hard standing pathway via gate leading to the property through leafy green gardens to the front and side enclosed by hedging. Garden shed to side, plants and shrubs giving colour with patio area giving excellent space for alfresco dining being enclosed by brick walling. Opposite the property is another area of garden being predominantly laid to lawn giving extra space.

The rooms are as follows:

ENTRANCE HALL/RECEPTION ROOM THREE: 9' 2" x 9' 2" (2.81m x 2.81m) With window to front, space for shoes and coats, brick flooring, a good space for third reception room, exposed timbers and beams, giving access to reception room one and inner hall.

RECEPTION ROOM ONE: 14' 6" x 19' 5" (4.44m x 5.93m) With bay window to front and window to side, exposed timbers and beams being a large reception room with fireplace and double wood burner giving access to reception room two.

INNER HALL: 9' 7" (including stairs) x 5' 7" (2.94m (including stairs) x 1.71m) Giving access to wc, kitchen and stairs rising to first floor level.

WC: 5' 6" x 3' 8" (1.70m x 1.14m) With window to side comprising low level wc and hand wash basin. Tiled flooring and tiled splashbacks.

KITCHEN: 9' 8" x 12' 7" (2.97m x 3.85m) With window to side, this spacious kitchen offers a good range of wall and floor units, work surfaces, five ring Rangemaster gas hob, electric oven, one and a half bowl porcelain sink with drainer and mixer tap, space for dining table and chairs, giving access to reception room two and utility. Exposed timbers and beams.

RECEPTION ROOM TWO: 14' 5" x 18' 4" (4.40m x 5.59m) maximum measurements. With window to side being a large reception room with fireplace to side, exposed timbers and beams, space for large dining table and chairs.

UTILITY: 10' 3" x 8' 1" (3.14m x 2.47m) With window to side, wall and floor units, work surfaces, stainless steel sink with drainer and mixer tap, plumbing for washing machine, space for white goods. Tiled flooring. Giving access to office and store. External door giving access to gardens.

OFFICE: 3' 10" x 8' 7" (1.17m x 2.64m) Space for office/storage, tiled flooring.

STORE: 7' 4" x 4' 1" (2.25m x 1.26m) Window to side, pantry/storage space with shelving and two storage cupboards. Tiled flooring.

FIRST FLOOR LEVEL - LANDING: 10' 10" x 28' 0" (3.32m x 8.55m) (including stairs) With window to side, giving access to the four bedrooms and two bathrooms. Exposed timbers and beams. Airing cupboard to side.

BEDROOM ONE: 14' 6" x 12' 5" (4.43m x 3.80m) With windows to front and side being a large double bedroom with built-in storage cupboards. Exposed timbers and beams.

BATHROOM ONE: 6' 5" x 9' 3" (1.96m x 2.82m) With windows to front and side comprising panelled bath, shower cubicle, low level wc and hand wash basin over vanity unit. Tiled flooring and splashbacks.

BEDROOM TWO: 14' 9" x 8' 6" (4.52m x 2.61m) With window to side being a double bedroom. Exposed timbers and beams.

BATHROOM TWO: 10' 7" x 9' 1" (3.23m x 2.77m) With window to side comprising shower cubicle, low level wc and hand wash basin over vanity unit. Two storage cupboards to side. Tiled flooring and splashbacks.

BEDROOM THREE: 14' 6" x 8' 9" (4.44m x 2.69m) With window to side being a double bedroom with built-in storage cupboards to side. Exposed timbers and beams.

BEDROOM FOUR: 14' 4" x 8' 4" (4.39m x 2.56m) With window to side and built-in storage cupboards. Exposed timbers and beams.

BATHROOM THREE: 6' 5" x 7' 8" (1.98m x 2.34m) With window to side comprising panelled bath, low level wc and hand wash basin. Tiled flooring and splashbacks.

VIEWINGS: Strictly by appointment with Whittleby Parish Estate Agents, please contact a member of the sales team at our Diss office on 01379 640808. **OUR REF:** 7924



Viewing Arrangements

Strictly by appointment

Contact Details

4-6 Market Hill

Diss

IP22 4JZ

sales@whittleyparish.com

01379 640808

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.

