



Goose Green, Winfarthing, Diss, IP22 2ER

Guide Price £300,000 - £325,000

Enjoying a pleasing position in a sought after location, this three bedroom house sits upon a large plot (approx. 0.33 acre) further benefitting from off-road parking and stunning views over the rural countryside.

- Stunning view over rural countryside
- 0.33 acre plot
- Sought after location
- Freehold
- Off-road parking
- Well presented throughout
- Council Tax Band B
- Energy Efficiency Rating TBC.



Property Description

Situation

Set back from the road enjoying a pleasing position overlooking the rural countryside on the outskirts of the village. Winfarthing is an attractive and well established village found just 4.5 miles to the north west of Diss which and retains a strong and active local community helped by having good schooling, public house and fine church. A more extensive range of amenities and facilities can be found in the historic market town of Diss lying on the south Norfolk borders and within the beautiful countryside surrounding the Waveney Valley. Further benefitting from a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

The property comprises a three bedroom semi-detached house built in 1946 of traditional construction under an interlocking tiled roof with the benefit of upvc double glazed windows and doors, whilst being heated by an oil fired central heating boiler via radiators. Offering light and spacious accommodation giving versatile living at ground and first floor levels in the regions of 900 sq ft.

Externally

The property is set back from the road being approached via a shingle driveway giving off-road parking for multiple vehicles. The main gardens lie to the rear of the property being of a generous size with total plot measuring approx. 0.33 acre being predominantly laid to lawn with plants and shrubs providing colour and charm during the summer months with patio area creating excellent space for alfresco dining, whilst all being enclosed by panel fencing.

The rooms are as follows:

ENTRANCE HALL: 5' 0" x 13' 3" (1.53m x 4.06m) Giving access to two reception rooms, kitchen, pantry cupboard to side and stairs rising to first floor level.

RECEPTION ROOM ONE: 11' 1" x 16' 1" (3.39m x 4.92m)

Double aspect to front and rear being a bright and spacious reception room having beautiful rural views to the front, fireplace with inset wood burning stove.

RECEPTION ROOM TWO: 10' 4" x 9' 2" (3.16m x 2.81m) With window to front giving excellent space for dining table and chairs with open fireplace to side and rural views to the front. Archway to kitchen.

KITCHEN: 10' 3" x 6' 0" (3.13m x 1.85m) With window to rear, the kitchen offers a good range of wall and floor units, marble work surfaces, four ring Bosch hob, electric oven, one and a

half bowl sink with drainer and mixer tap, plumbing for dishwasher, access to rear hall.

REAR HALL: Aspect to side giving access to wc and utility. External door providing access to rear gardens.

WC: 2' 7" x 4' 1" (0.81m x 1.26m) With low level wc.

UTILITY: 6' 8" x 5' 8" (2.04m x 1.73m) With window to side, plumbing for washing machine and space for tumble dryer and large fridge freezer.

FIRST FLOOR LEVEL - LANDING:

With window aspect to rear overlooking the rear gardens, giving access to three bedrooms and bathroom. Airing cupboard and separate storage cupboard to side.

BEDROOM ONE: 10' 4" x 11' 5" (3.16m x 3.48m) With window

to front having beautiful rural views being a large double bedroom having fireplace to side and storage cupboard.

BEDROOM TWO: 13' 8" x 9' 2" (4.19m x 2.80m) With window to front being a large double bedroom having fireplace to side and storage cupboard. Beautiful rural views.

BEDROOM THREE: 10' 9" x 6' 5" (3.30m x 1.96m) With window to rear lending itself as potential office space having views over the rear gardens.

BATHROOM: 7' 4" x 4' 1" (2.26m x 1.26m) With window to rear comprising panelled bath, low level wc and hand wash basin over vanity unit. Tiled 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:** 8086



Viewing Arrangements

Strictly by appointment

Contact Details

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Diss

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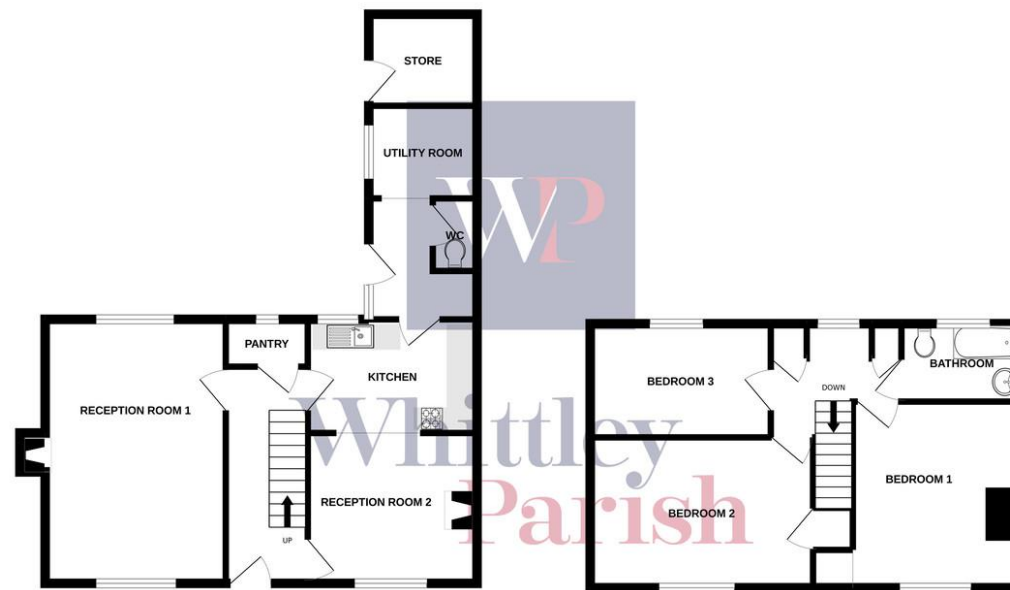
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

GROUND FLOOR
556 sq.ft. (51.6 sq.m.) approx.

1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 983 sq.ft. (91.3 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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