



Viscount Close, Diss, IP22 4GL

£274,995

Presented in an immaculate decorative order, this much enhanced and upgraded three bedroom house boasts southerly facing rear gardens, three double bedrooms en-suite facilities & single garage. No onward chain.

- Single garage
- Southerly facing rear gardens
- En-suite
- No onward chain
- X3 Double bedrooms
- Council Tax Band C
- Freehold
- Energy Efficiency Rating C.



Property Description

Situation

The property is found to the east of Diss within a popular residential development known as Ashbrook Meadow, which was built by respected national builders Persimmon Homes. The house enjoys a pleasing corner plot position being set back within the development whilst still being within a short waling distance of the open rural countryside and railway station. The historic market town of Diss is found on the south Norfolk borders within the beautiful countryside surrounding the Waveney Valley. The town offers an extensive and diverse range of many day to day amenities and facilities along with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

The property comprises a three bedroom semi-detached house having built some 10 years ago of modern brick and block cavity wall construction with high thermal insulation levels, sealed unit upvc double glazed windows and doors, whilst being heated by a modern gas fired central heating boiler via radiators. Throughout the property offers spacious and well appointed accommodation having been much enhanced and upgraded and in essence with the accommodation being in the regions of 850 sq ft. Particular notice is drawn to the three bedrooms at first floor level all being generous double bedrooms.

Externally

The property is set back from the road with a pathway and picket fencing to the front, side access leads to the rear gardens which are of a most generous size being predominantly laid to lawn enclosed by brick walling and panel fencing enjoying a southerly aspect and having a good deal of privacy/seclusion.

The rooms are as follows:

ENTRANCE HALL: 11' 8" x 3' 4" (3.57m x 1.04m) A pleasing spacious first impression, access to reception room, kitchen and wc. Stairs rising to first floor level.

WC: 4' 7" x 2' 10" (1.42m x 0.87m) With frosted window to side comprising a low level wc and corner hand wash basin with tiled splashbacks.

RECEPTION ROOM ONE: 13' 4" x 13' 0" (4.07m x 3.97m)

Found to the rear aspect of the property and with two French doors giving access to the conservatory and also to reception room two.

CONSERVATORY: A upvc double glazed conservatory extension upon a brick base with French doors giving access onto the rear gardens.

KITCHEN: 11' 5" x 6' 2" (3.49m x 1.90m) With window to front, the kitchen is in an excellent condition offering a good range of wall and floor units with roll top work surfaces, inset stainless steel sink with drainer and mixer tap, four ring gas hob with extractor above and oven below. Space for white goods.

FIRST FLOOR LEVEL - LANDING: Giving access to the three bedrooms and family bathroom. Built-in airing cupboard to side.

BEDROOM ONE: 14' 3" x 10' 2" (4.36m x 3.11m) With window to the front aspect being a large double bedroom with two double built-in storage cupboards and having the luxury of en-suite facilities.

EN-SUITE: 4' 10" narrowing to 3' 11" x 10' 2" (1.49m narrowing to 1.20m x 3.10m) With frosted window to rear comprising of a double tiled shower cubicle, low level wc and hand wash basin.

BEDROOM TWO: 9' 10" x 11' 0" (3.00m x 3.37m) maximum measurements. Found to the rear aspect of the property and being a double bedroom with built-in storage cupboards to side.

BEDROOM THREE: 8' 5" narrowing to 4' 9" x 13' 0" narrowing to 9' 3" (2.59m narrowing to 1.45m x 3.98m narrowing to 2.83m) With window to the front aspect being a double bedroom with built-in storage cupboard over stairs.

BATHROOM: 6' 5" x 6' 1" (1.96m x 1.86m) A matching three piece suite in white with panelled bath and shower over, low level wc and hand wash basin.

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: 8274



Viewing Arrangements

Strictly by appointment

Contact Details

4-6 Market Hill

Diss

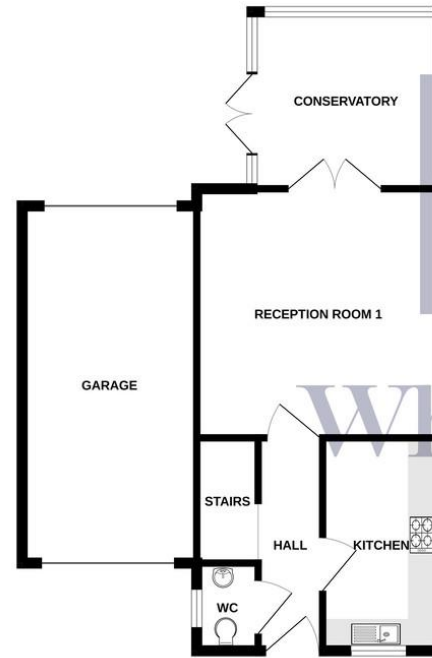
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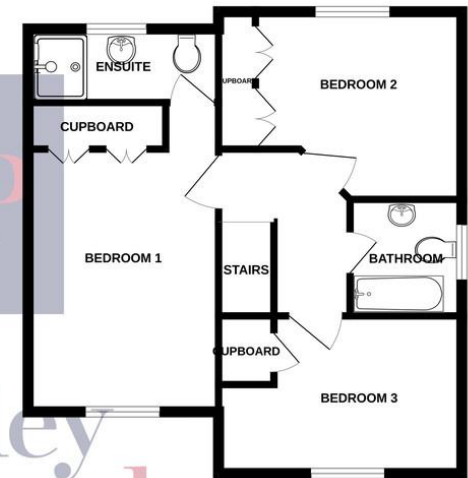
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their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

GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.



1ST FLOOR
529 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 1123 sq.ft. (104.4 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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