

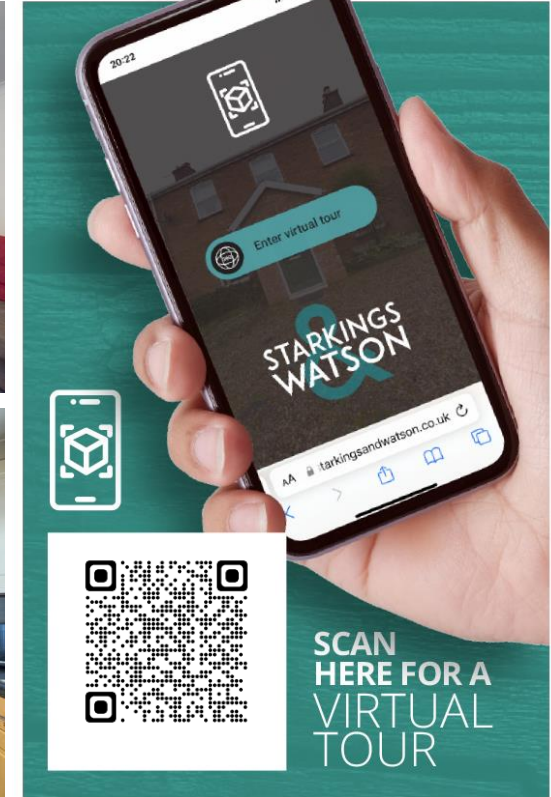
VISCOUNT CLOSE

**Diss IP22 4GL**

Freehold | Energy Efficiency Rating : TBC

To arrange an accompanied viewing please pop in or call us on 01379 450950

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**STARKINGS WATSON**



- Semi-Detached Home
- Presented In Immaculate Order
- Sitting Room & Garden Room
- Three Double Bedrooms
- En-Suite & Bathroom
- Private South Facing Rear Garden
- Parking and Garage
- Great Access for Train Station

### IN SUMMARY

MOTIVATED VENDORS! Located within STRIKING DISTANCE OF THE MAINLINE TRAINLINE to LONDON, is this THREE BEDROOM SEMI-DETACHED home having been built some 16 years ago by Persimmon Homes. The property extends to approximately 850 SQ. FT (stms), presented in IMMACULATE ORDER and is certainly ready to be moved STRAIGHT INTO! Features include an INTEGRAL GARAGE, SITTING ROOM and EXTENDED GARDEN ROOM, THREE DOUBLE BEDROOMS and TWO BATHROOMS! Externally, you will find pleasant SOUTH FACING GARDENS to the rear in addition to the garage, and space for off road parking in front. The property benefits from uPVC DOUBLE GLAZING and GAS FIRED CENTRAL HEATING.

### SETTING THE SCENE

Approached via a hard standing parking spot in front of the garage, there is a picket fence and pathway as well as lawned and shingled gardens to the front and side as well as side gated access leading to the rear.

### THE GRAND TOUR

Entering through the main entrance door to the front you will find a welcoming entrance hallway with useful W.C and access to the first floor landing as well as under-stairs cupboard. The kitchen to the right offers ample cupboard storage with dishwasher and washing machine as well as an integrated fridge. There is an integrated electric oven and gas hob as well as the wall mounted gas fired boiler. The sitting room beyond is a comfortable room which in turn opens into the garden room extension currently used as a dining room and providing access to the rear garden. Leading up to the first floor you will find a built-in airing cupboard and loft hatch access. The main bedroom located over the garage is a generous size and benefits from an en-suite shower room including a double shower cubicle and tiled splash backs. There are two further double bedrooms both of which have built-in storage and in addition a family bathroom with tiled splash backs.

### THE GREAT OUTDOORS

The property is set back from the road with a pathway and picket fencing to the front with lawned and shingled front and side gardens. There is side access leading to the rear garden which are larger than expected and mainly laid to lawn enclosed by panel fencing. There is a hard standing paved patio area and rear access to the garage. The garden is predominantly south facing. Externally you will find the integral driveway through garage with up and over doors to front and rear as well as power and light.



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Diss Office on **01379 450950**



#### OUT & ABOUT

This property is located within easy walking distance of the town centre and also within touching distance of the mainline railway station with regular services connecting to London, Liverpool Street and Norwich. The historic market town of Diss is situated on the South Norfolk border and has proved to be a popular location over the years. The town offers an extensive range of amenities and facilities being only 23 miles to the south of Norwich and 25 miles to the north of Ipswich.

#### FIND US

Postcode : IP22 4GL

What3Words : ///interview.declining.happily

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

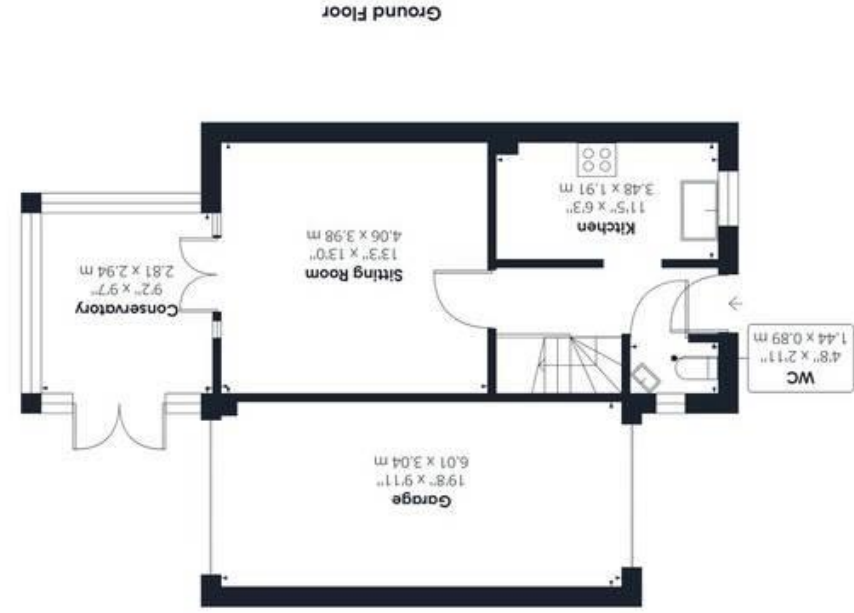
Price:



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Approximate total area<sup>(1)</sup>

1126.57 ft<sup>2</sup>  
104.66 m<sup>2</sup>

(1) Excluding balconies and terraces

GIRAFFE 360  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.