

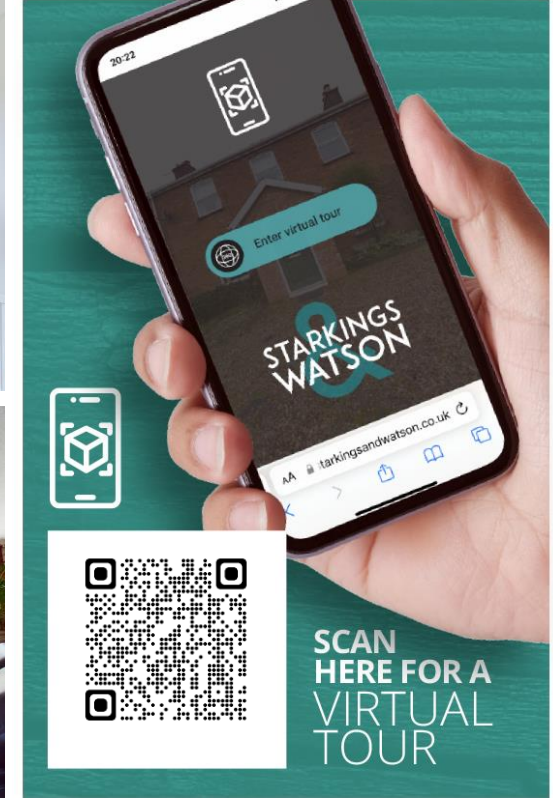
WAVENEY HEIGHTS

Brockdish, Diss IP21 4LD

Freehold | Energy Efficiency Rating : D

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

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STARKINGS & WATSON

- Detached Chalet Style Home
- Quiet Cul-De-Sac Location
- Stunning Field Views to Rear
- Close Proximity to Village Centre
- Sitting/Dining Room
- Two/Three Bedrooms
- Refitted Kitchen
- Private Garden, Converted Garage & Parking

IN SUMMARY

Located down the DELIGHTFUL CUL-DE-SAC of Waveney Heights which is just a STONES THROW FROM THE VILLAGE CENTRE, this property enjoys a PEACEFUL OUTLOOK with STUNNING FIELD VIEW to the rear. The accommodation comprises an entrance hall, flexible reception/bedroom, THREE PIECE BATHROOM SUITE, open plan SITTING/DINING ROOM, and newly fitted kitchen which opens onto the CONSERVATORY. The first floor offers TWO DOUBLE BEDROOMS - one of which has a washroom with toilet and basin. There is uPVC DOUBLE GLAZING and gas fired central heating, whilst the rear garden is laid to lawn with flower bedding at the borders, and low-level timber panel fencing means that you can take full advantage of the FIELD VIEWS. There is also an INSULATED GARAGE which can be used as an ADDITIONAL ROOM OR OFFICE SPACE.

SETTING THE SCENE

The property is approached via a hard standing driveway providing off road parking for multiple vehicles, access to the main property, garden and

garage. There is adjacent lawned gardens with two delightful trees at the front of the property.

THE GRAND TOUR

Entering the property via the main entrance door to the side you will find the central hallway providing access to the first-floor landing. The first room on the left is the family bathroom with a three-piece bathroom suite. To the right is a flexible reception/bedroom overlooking the front. The kitchen can be found to the rear and has been recently re-fitted with rolled edge work surfaces, cupboard storage and space for white goods. The kitchen opens into the conservatory benefiting from views over the garden and fields beyond. The generous main sitting/dining room offers dual aspect views to front and rear, as well as a feature fireplace. Leading up to the first floor landing you will find two double bedrooms, one to the front and the main bedroom to the rear with stunning field views and also benefiting from a useful W.C. Externally within the garden there is a garage which has been converted and offers a useful office/studio space with power and light and carpeted flooring.

THE GREAT OUTDOORS

The rear gardens are laid to lawn with flower bedding at the borders, with a low level fence to rear which allows you to take full advantage of the field views. There are various seating areas and decking within the garden as well as a paved patio also providing places to sit and enjoy the views. There is also access to the converted garage with power and light.



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Diss Office on **01379 450950**



OUT & ABOUT

The property is situated in the sought-after village of Brockdish, about 2 miles from Harleston surrounded by stunning countryside and also within a short walking distance of 'The Old Kings Head' pub, well known for its pizzas and gin! Harleston is a popular south Norfolk town with excellent amenities including shops, supermarket, schools, health and recreational facilities together with regular bus service. Diss is about nine miles to the west with main line railway station to London (Liverpool Street).

FIND US

Postcode : IP21 4LD

What3Words : ///screen.soaps.waitress

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:



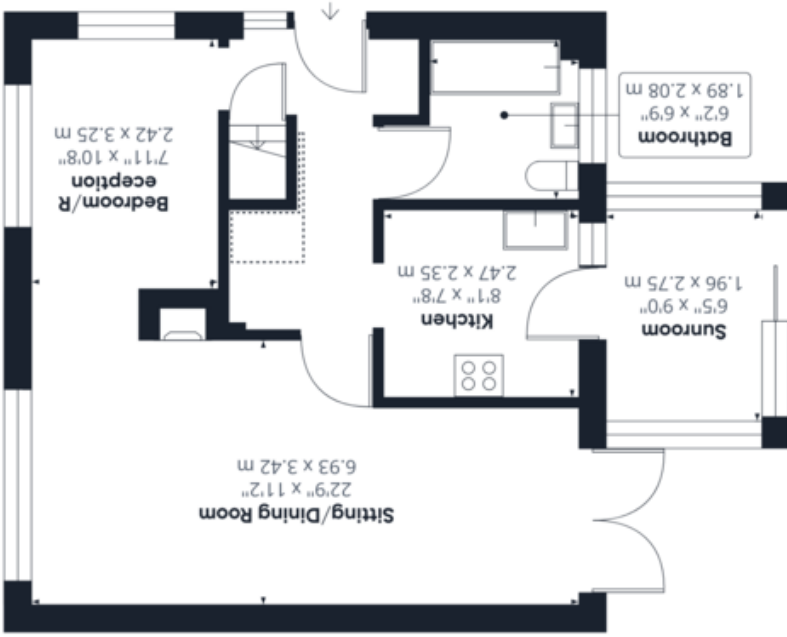
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Ground Floor Building 2



Ground Floor Building 1



Floor 1 Building 1



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.

(1) Excluding balconies and terraces
Reduced headroom (below 1.5m/4.92ft)

Approximate total area (m)
1045.76 ft²
97.15 m²
Reduced headroom
26.70 ft²
2.48 m²