



'Privacy, Serenity and Convenience'
Walcot Green, Diss, Norfolk | IP22 5SR

FINE & COUNTRY

WELCOME



Perfectly positioned on a large plot, this detached property presents an oasis of tranquillity while maintaining convenient proximity to the thriving market town of Diss. Featuring four bedrooms, three spacious reception rooms, a well-appointed kitchen / breakfast room and abundant outdoor space, this remarkably adaptable home brims with potential.







- Detached Home
- Conveniently Located on The Outskirts of The Market Town of Diss
- Three Generous Reception Rooms
- Four Bedrooms
- Dressing Room
- Ensuite And Family Bathroom Plus Ground Floor Shower Room
- Kitchen Breakfast Room and Utility Room
- Impressive Large Pond and Substantial Plot
- Set Well Back from The Road
- Off Road Parking and Single Garage
- No Onward Chain

Tucked away behind a lush perimeter of mature trees and hedgerows, this delightful home remains largely unseen from the peaceful lane on which it sits. The first proper glimpse of this house is from the driveway to the side of the property. Its location amidst its generous plot, guarantees maximum privacy and tranquillity.



This wonderfully versatile and well-maintained home presents many opportunities for flexible living. All rooms are generous, cheerful, and welcoming and designed to accommodate the needs of a modern family. Entry to the property is via a brick-built porch, which opens into a central hallway with stairs to the first floor. A door to the left side of the hallway opens into a well-proportioned, triple aspect sitting room. The room is naturally bright, thanks in part to the large patio doors which lead from the sitting room out to the pretty south facing garden.

Re-tracing your steps back into the hall and you will discover a useful shower room with full tiling and a small shower cubicle. This thoughtful addition proves invaluable for those seeking multi-generational living, eliminating the need to rely solely on the bathroom facilities on the first floor.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









To the right of the hallway is a further reception area. This room has been partially divided, serving both as a home study and a dining room. The partition allows for separate functionality while still feeling open and connected. If desired, a complete divide between these two rooms can be easily achieved, providing the flexibility to customise the space according to your preferences. Whether you seek a dedicated workspace or a playroom for young children, this room can be effortlessly adapted to your needs.

Continuing through the house and you will find yourself entering a spacious kitchen / breakfast room. This room benefits from a range of wooden cabinets, both low-level and wall-mounted, offering ample storage for all your kitchen essentials. Light coloured worktops and tiled splashbacks, together with the large window which overlooks the pretty garden, ensures this room feels bright, airy, and inviting. Convenient internal access to the single garage is also provided through this room, offering practicality and easy entry to your vehicle storage space.

Adjoining the kitchen / breakfast room is a good-sized utility room, offering plenty of additional space for your white goods, extra cabinet storage and a sink / drainer. The utility room also serves as an entry to the expansive garden room, which grants easy access to the garden at the rear of the property. With lots of potential for enhancement and re-purposing, the garden room presents a blank canvas and offers exciting possibilities, subject to the necessary planning permissions.

The first floor unveils four generously proportioned bedrooms, each offering plenty of space with even the smallest of the bedrooms able to comfortably accommodate a double bed. The master bedroom stands out with its en-suite bathroom and a convenient walk-in wardrobe.

Further along the landing, bedrooms two and three feature the added convenience of fitted wardrobes, maximising the potential for storage.

Completing the accommodation on this floor is a well-appointed family bathroom, equipped with separate shower cubicle.

Describing the superb setting and extensive outside space as a significant attraction of this property would not be an exaggeration.

Situated at the heart of a mature, 1.8 acre stms plot and surrounded by fields, this home enjoys a remarkable degree of privacy and serenity while being conveniently located within walking distance of the town of Diss and its many amenities.

The garden boasts numerous well-established trees and shrubs, with sections of lush lawn interspersed throughout. A notable feature of the garden is the large pond, enveloped by mature trees and accessible via a small footbridge. The garden's adaptability provides plenty of opportunity for imaginative landscaping and transformation, which will delight gardening enthusiasts.







STEP OUTSIDE

With its blend of historic charm and a thriving community, the Norfolk market town of Diss is perfect for those seeking access to a quaint town with a range of amenities and a strong sense of local identity. Situated in the picturesque Waveney Valley, with easy access to the Norfolk Broads, the area is perfect for those who enjoy life outdoors.

Diss is also renowned for its bustling town centre, which enjoys a range of shops, eateries, and traditional markets. The market square, with its historic Corn Hall, serves as a focal point for local events and exhibitions.

Diss is also served by a selection of supermarkets, schools, and a mainline railway station with direct services into London Liverpool Street in 90 minutes.

Agents Notes

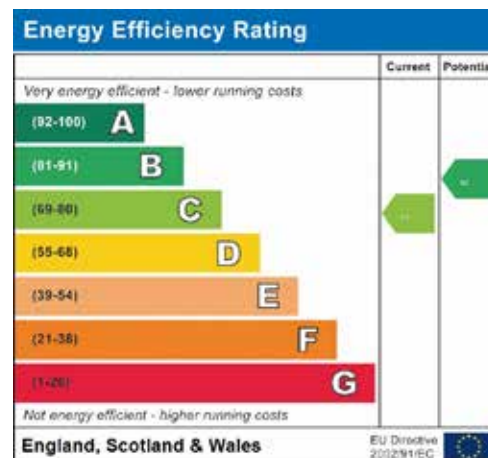
Tenure: Freehold

Local Authority: South Norfolk District Council – Band F

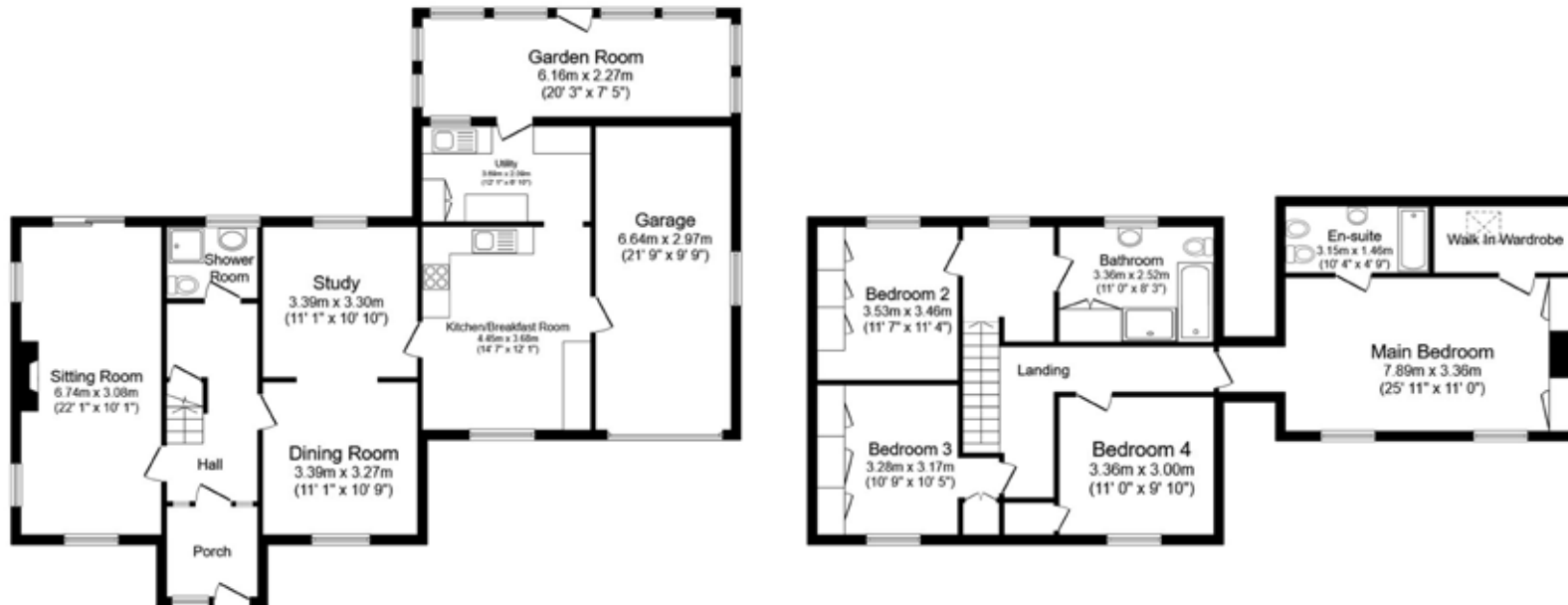
Services: Mains Electricity, Water & Gas – Private Drainage. Gas Fired Central Heating.

Directions: Proceed from the Fine and Country Diss office along Park Road. Take a right-hand turn into Denmark Street. At the top of the hill take a right-hand turn into the town. Follow the one-way system and take a left-hand turn into Mount Street. Take a right-hand turn into Walcot Road and follow the road around to the right-hand side onto Walcot Green. The property will be found on the right-hand side.

What 3 Words Location: Every 3-metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property [copping.pegs.rekindle](https://www.what3words.com/)
Postcode - IP22 5SR



Property - DIS4398
 Approx. Internal Floor Area - 2300 Sq ft / 213.7 Sqm



Ground Floor

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First Floor



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06777456 Registered Office: Norfolk Country Properties Ltd, Blyth House, Rendham Road, Saxmundham, Suffolk, IP17 1WA



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