

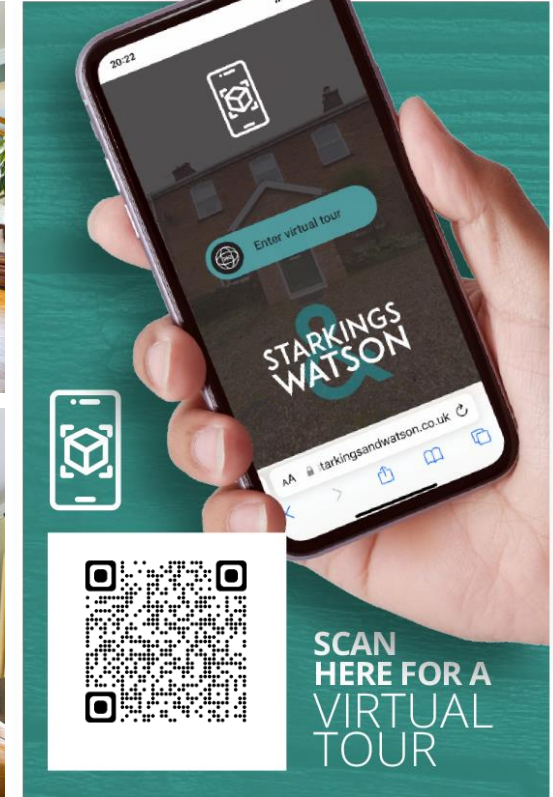
HALL HILLS

Diss IP22 4LP

Freehold | Energy Efficiency Rating : D

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STARKINGS & WATSON

- Detached Family Home
- High Specification Finish
- Over 2000 Sq. Ft Internally (stms)
- Three Well Presented Reception Rooms
- Stunning Kitchen & Utility
- Principal Bedroom with Walk-In Wardrobe & En-Suite
- Three Further Bedrooms & Two Bathrooms
- Beautifully Landscaped Gardens, Driveway & Garage

IN SUMMARY

Guide Price. This STUNNING DETACHED FAMILY HOME really does have the WOW FACTOR with a HIGH SPECIFICATION FINISH and beautifully designed accommodation extending to approximately 2000 Sq. ft (stms). The house itself is absolutely flooded with light and has been meticulously finished by the current owners with SPECIAL FEATURES including a SLEEK and MODERN FITTED KITCHEN with central island and QUARTZ work surfaces, FITTED UTILITY ROOM, SITTING ROOM with WOOD BURNER, PARQUET FLOORING, PRINCIPAL BEDROOM with WALK-IN WARDROBES and EN-SUITE, and finally the HIGH SPECIFICATION family bathroom. Internally the house itself offers porch and hallway leading into the dining room, sitting room, conservatory, downstairs bathroom, kitchen and utility as well as FOUR DOUBLE BEDROOMS, family bathroom and en-suite. Externally, you will find BEAUTIFULLY LANDSCAPED SOUTH WEST FACING GARDENS, AMPLE DRIVEWAY PARKING and DOUBLE GARAGE.

SETTING THE SCENE

Access from the cul-de-sac is within easy reach of the town centre, and you will find the property set back from the road, approached via a brick weave driveway side gate gives access to the rear gardens from the front. Also to the front you will find lawned gardens and a leading up to the main entrance door to the front, and to the attached garage with

electric up and over door to front with power and light connected, and a personnel door to rear giving access through to the utility. A mature tree.

THE GRAND TOUR

Entering the house from the frontage via a porch entrance, this in turn leads into the hallway with stunning parquet flooring flowing effortlessly into the dining space overlooking the rear garden. The hallway offers built-in cupboard storage as well as further cupboard storage in the dining space with wall panelling. The sitting room can be found off the dining room with dual aspect windows to front and rear, and a wood-burner. Via a set of sliding doors you will then find a conservatory overlooking and opening onto the garden. Heading back to the hallway you will find a well fitted downstairs bathroom with shower over the bath and then the beautifully finished kitchen. The fully fitted high specification kitchen offers a sleek handleless set of units with quartz work surfaces over and a central island. Within the kitchen there is a boiling water tap for instant hot water, waste disposal, integrated dishwasher and microwave, double eye level electric ovens and warming drawers, fridge freezer and induction hob - all of which are Neff. The adjacent utility room offers another range of fitted units with further integrated appliances including double oven, fridge freezer and further dishwasher, as well as space for a washing machine and tumble dryer. The utility gives access to the garage, to the front and rear garden. Heading up to the first floor landing you will find cupboard storage off the galleried and bright landing, this in turn leads to all the further bedrooms. To the right you will find two comfortable double bedrooms one to the front and one to the rear. There is then a further double room currently used as a home office. The stunning family bathroom offers twin sinks as well as a large walk-in shower with rainfall shower. The main bedroom can be found to the rear overlooking the wonderful garden and features a walk in wardrobe as well



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as en-suite shower room.

THE GREAT OUTDOORS

The south west facing and private rear garden enjoys a high degree of sunshine all of the afternoon and into the evening. The beautifully kept and landscaped gardens offer a good deal of privacy and are mainly laid to lawn with a wide variety of planted shrub bed borders - offering lots of colour and interest as well as mature hedging and trees. Also found within the beautifully designed gardens is a covered pergola area with patio seating area, ideally for all year round entertaining offering a perfect vista of the garden. The garden is also fully enclosed with timber fencing as well as timber shed.

OUT AND ABOUT

The property is located just outside the centre of Diss within easy walking distance of the local shops, amenities and mainline railway station, which has 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 and is only 23 miles to the south of Norwich and 25 miles to the north of Ipswich.

FIND US

Postcode : IP22 4LP

What3Words : ///scorecard.evenly.scales

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⁽¹⁾
 2031.43 ft²
 188.73 m²

Reduced headroom
 28.14 ft²
 2.61 m²

(1) Excluding balconies and terraces

Reduced headroom
 (below 1.5m/4.92ft)

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.