

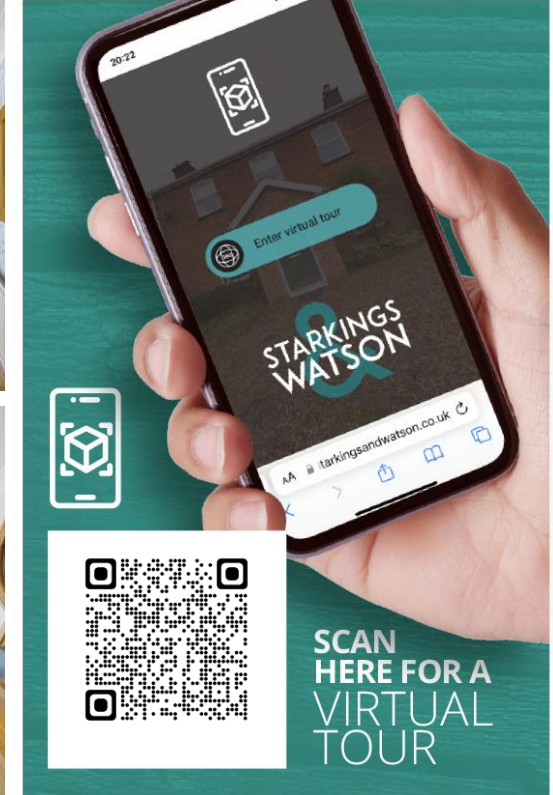
HAWTHORN CLOSE

Diss IP22 4ZB

Freehold | Energy Efficiency Rating : C

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

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STARKINGS
WATSON

- Detached Family Home With No Chain!
- Quiet Position On Cul-De-Sac
- Extended Accommodation
- Three Reception Rooms
- Four Ample Bedrooms
- Bathroom, En-Suite & W/C
- Landscaped South Facing Gardens
- Generous Driveway Parking & Garage

NO CHAIN! Located on a quiet offshoot of the CUL-DE-SAC you will find this DETACHED FAMILY HOME which offers EXTENDED ACCOMMODATION extending to approx. 1150 SQ FT (stms). The house benefits from OFF ROAD PARKING to the front and side as well as GARAGE and WELL KEPT FULLY LANDSCAPED SUNNY REAR GARDENS. Internally you will find a hallway with W/C, modern kitchen/breakfast room, Large main sitting/dining room with doors onto the garden, reception room/study and further reception/family room meaning you have THREE RECEPTION SPACES. On the first floor there are FOUR AMPLE BEDROOMS with FITTED WARDROBES, a main family bathroom and an EN-SUITE shower room to the main bedroom. The property can be found within excellent proximity of both DISS town centre and the TRAINLINE providing links to NORWICH and LONDON LIVERPOOL ST.

SETTING THE SCENE

Found down a small and quiet offshoot of the cul-de-sac and directly opposite green space you will find the house. There is off road parking to the side and front

with access down the side to the single garage with power and light. There is side gated access leading to the rear garden and the main entrance door is found to the front, partially covered.

THE GRAND TOUR

Accessed from the main door to the front you will then find an entrance hallway with stairs to the first floor, W/C and understairs storage cupboard. To the front of the house there is a kitchen/breakfast room with plenty of storage and rolled edge worktops over. There are double electric eye level ovens/grill, electric oven and extractor fan over, space for all further white goods (fridge/freezer, washing machine, tumble dryer) to be left in situ and space for a small breakfast table. The main sitting/dining room is found to the rear opening onto the garden via double doors. The room features a gas fireplace as well as wood effect and carpeted flooring. Accessed off the hallway and the sitting room is the study/reception, a flexible space giving access to the final reception to the rear also leading out onto the rear garden with wood effect flooring. Heading upstairs there is an airing cupboard and the loft hatch access. The first room to the left overlooking the rear garden is a comfortable double with fitted wardrobes. Opposite there is a single room currently used as a dressing room. Next is the main bedroom overlooking the front with fitted wardrobes and an en-suite shower room with shower cubicle. Finally, there is a family bathroom with bath and shower over as well as a further single bedroom overlooking the garden. The property benefits from uPVC double glazing and gas fired central heating



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with a recently re-fitted boiler.

THE GREAT OUTDOORS

The rear garden offers a sunny aspect and has been recently completely landscaped with hard standing paving meaning the garden is very low maintenance and ideal for outside entertaining. There is a lower and upper level with shingled borders, access to the garage and a timber built summer house. The garden is fully enclosed with timber fencing.

OUT & 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 4ZB

What3Words : ///nipping.folks.monument

VIRTUAL TOUR

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

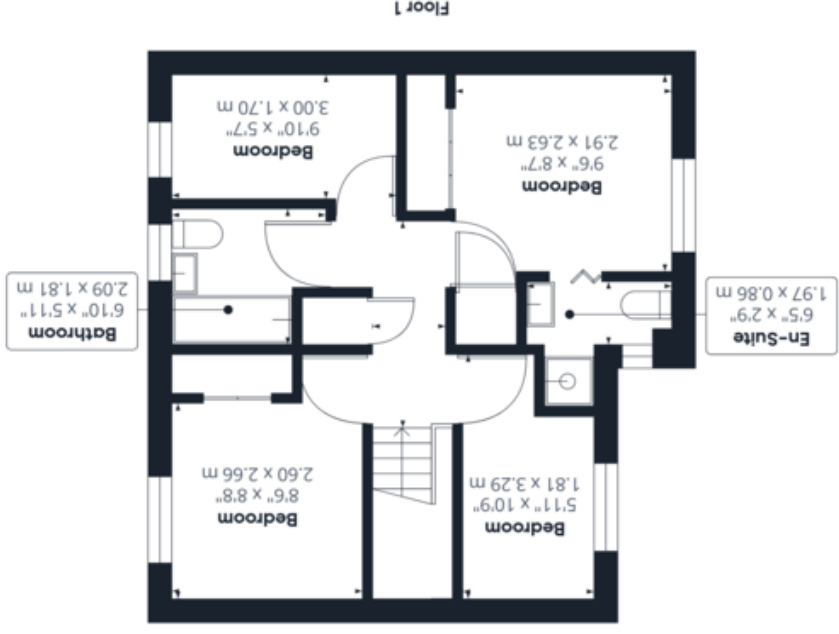
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Price:



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Approximate total area^m
 1144.58 ft²
 106.34 m²

(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.