

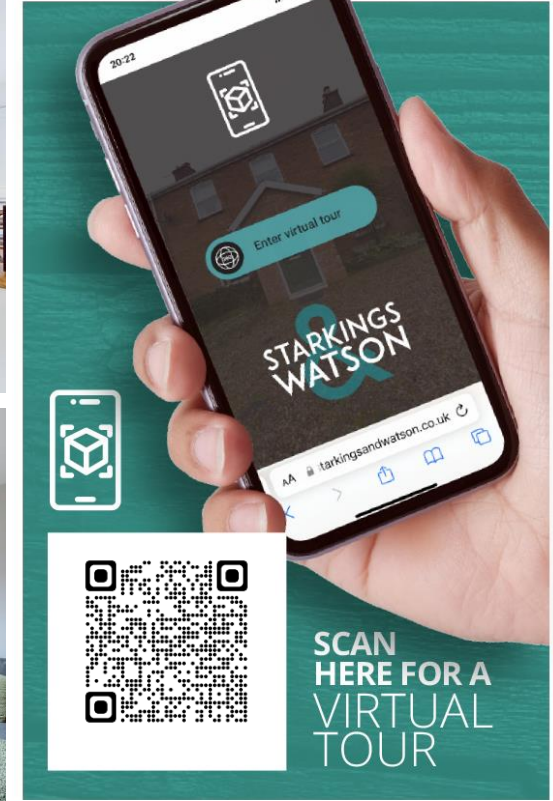
# BARTRUMS MEWS

## Diss IP22 4RL

Freehold | Energy Efficiency Rating : C

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

# FOR SALE PROPERTY



arla | propertymark  
PROTECTED

naea | propertymark  
PROTECTED

The Property  
Ombudsman

For our full list of available properties, or  
for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)

BEST  
ESTATE AGENT GUIDE  
AWARDS 2023  
WINNER  
(HONOURS)  
AWARDED FOR  
MARKETING | SERVICE | RESULTS

BEST  
ESTATE AGENT GUIDE  
AWARDS 2023  
WINNER  
LETTINGS  
AWARDED FOR  
MARKETING | SERVICE | RESULTS

STARKINGS  
&  
WATSON

- Motivated Vendor!
- End Of Terrace
- Presented In Excellent Order
- Sitting Room & Kitchen/Dining Room
- Three Bedrooms
- Family Bathroom, En-suite & W/C
- Private South Facing Garden
- Two Allocated Parking Spaces

### IN SUMMARY

MOTIVATED VENDORS! Located in a small and quiet cul-de-sac development within EASY REACH of the TRAIN STATION and local amenities on offer is this END OF TERRACE home presented in EXCELLENT ORDER throughout. Stepping through the door there is a hallway with W/C, main sitting room and kitchen/dining room to the rear opening onto the garden. Heading up to the first floor there are TWO DOUBLE BEDROOMS and a FURTHER SINGLE BEDROOM. The main bedroom has an en-suite shower room, whilst the property also benefits from the family bathroom. Externally, the house enjoys an excellent SOUTH FACING SUNNY GARDEN. To the front there are TWO ALLOCATED PARKING SPACES and front communal gardens. The house benefits from GAS FIRED central heating and PV SOLAR PANELS for hot water.

### SETTING THE SCENE

Approached via the small cul-de-sac there are two parking spaces allocated within the communal parking area. There is a pathway to the front leading

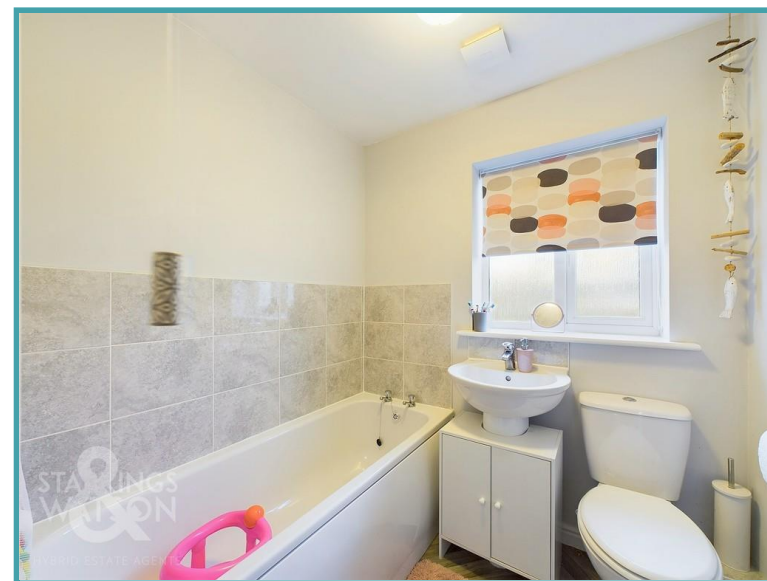
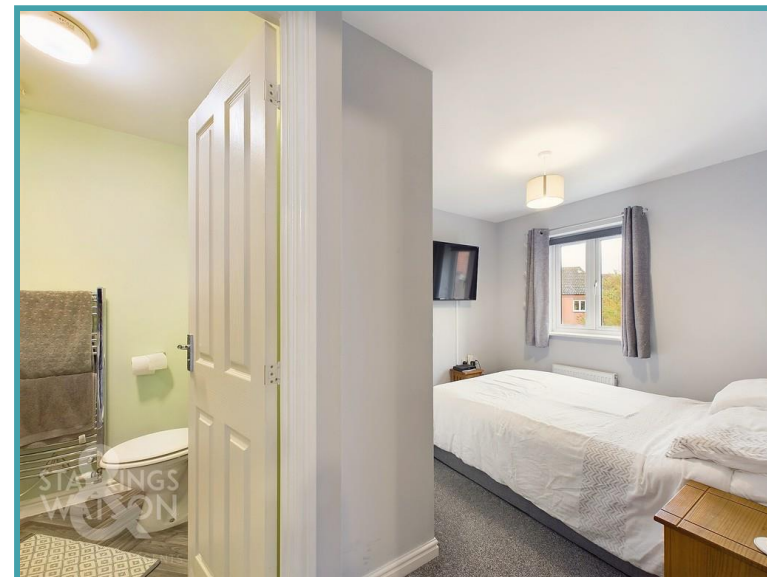
to the main entrance door. In front of the house itself there are some communal lawned areas providing an excellent space to be enjoyed by residents. To the side of the house there is a pathway leading to the rear garden via a secure gate.

### THE GRAND TOUR

Entering via the main entrance door to the front you will find stairs to the first floor landing as well as the w/c and useful space for coats and shoes. To the left you will find the sitting room, a nice bright room with wood effect flooring. This opens into the kitchen/dining room to the rear. The kitchen offers plenty of storage with rolled edge worktops over as well as electric oven and gas hob as well as space for fridge, dishwasher and washing machine as well as space for the dining table and built in understairs cupboard and double doors to the garden. Heading up to the first floor landing there is an airing cupboard as well as loft hatch access. To the front of the house there is a family bathroom with bath as well as a double bedroom. To the rear a single room/nursery/office and the main bedroom which features an en-suite shower room.

### THE GREAT OUTDOORS

The sunny south facing rear garden offers ample space for the family to enjoy. There is a generous lawned area as well as paved patio ideal for outside entertaining. There is a gate to the side leading to the side pathway providing access from front to rear. The garden offers a storage whilst the garden is enclosed with timber fencing.



To arrange an accompanied viewing please call our  
Diss Office on **01379 450950**



#### 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 4RL

What3Words : ///hulk.stolen.twirls

#### VIRTUAL TOUR

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

#### AGENTS NOTES

Buyers are advised there are PV solar panels for the heating of hot water as well as communal service charges for the upkeep of the communal grounds.

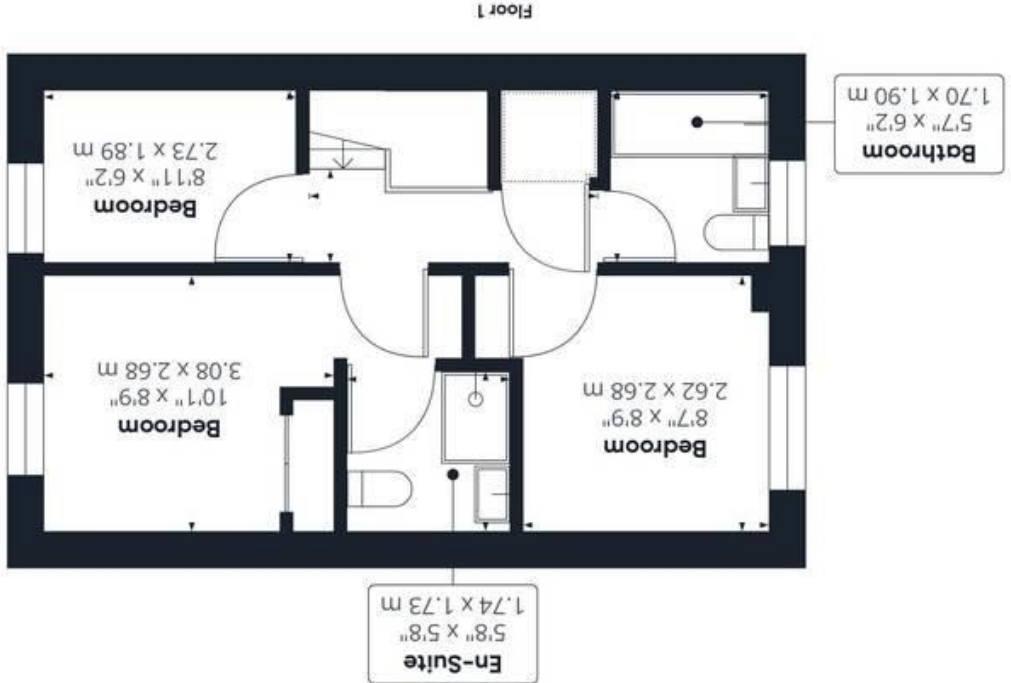
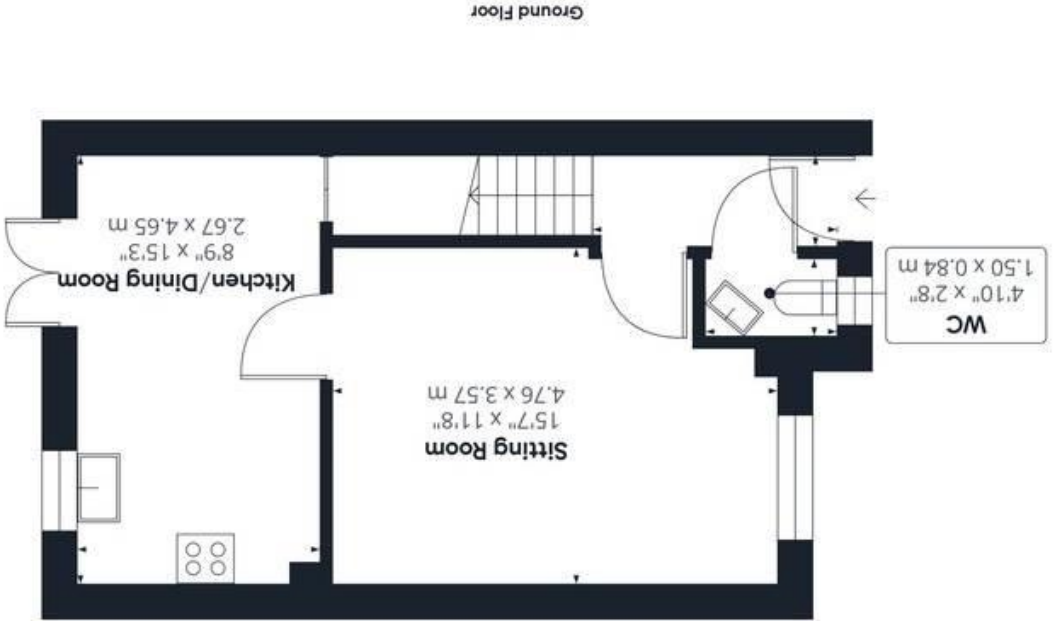
**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](https://starkingsandwatson.co.uk)



Approximate total area<sup>m</sup>  
714.5 ft<sup>2</sup>  
66.38 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.