



11 CHAPEL STREET

DISS, IP22 4AN



A perfect fusion of country cottage living in the heart of the town. Character is in abundance and set in a delightful garden.

The property is a wonderful fusion of 'country cottage living' in the heart of the town. Conveniently situated in the heart of Diss and with all the town centre amenities on the doorstep, the property offers both space and versatility. It has the benefit of off road parking and a superb established garden which mirrors the charm of the house. It provides a delightful area for alfresco entertaining.

The property has a superb flow. The front door opens to the entrance hall with stairs to the first floor. There is also a concealed entrance to the cellar. The sitting room is to one side with feature brick fire surround (decorative only). There is a wooden floor and the room partially opens to the kitchen/dining room. There is an additional reception room on the ground floor that is currently used as a study but also doubles up as bedroom 3. To the rear of the house is a charming open plan kitchen/dining room fitted in a rustic country cottage style. There is a very useful utility/boot room that opens to the garden. Also on the ground floor is an upgraded shower room which would serve 'bedroom 3'. On the first

floor are two double bedrooms and an attractive bathroom.

Immediately to the rear of the house is a terrace that weaves through character and old paving slabs to the principal area of garden, laid largely to lawn. There is a former garage providing excellent storage and two former coal stores which could be used for a variety of purposes. The garden is a real delight and a special feature of this property.

LOCATION

Diss offers excellent amenities including schools, health facilities, sports facilities, regular bus service and main line railway station to London (Liverpool Street), Norwich, Ipswich and Bury St Edmunds are all about 22 miles.

SERVICES

Gas Central Heating. Mains water, drainage and electricity. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

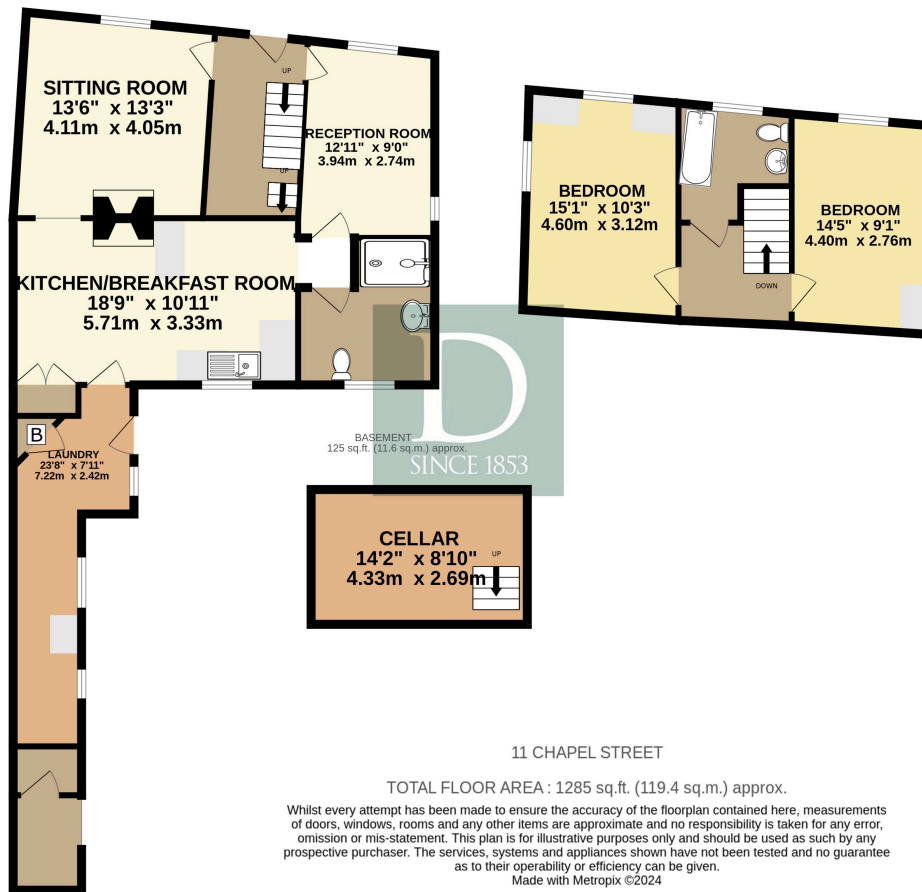








FLOOR PLAN



LOCAL AUTHORITY

South Norfolk District Council
Council Tax Band – B

ENERGY PERFORMANCE

D Rating

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact us if you would like to discuss.

LOCATION



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

Durrants and their clients give notice that:

1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

CONTACT US

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