



3 ORCHARD GROVE
DISS, IP22 4LX



A highly versatile chalet style property with a ground floor self-contained annexe in a sought-after residential location

The property is an established and highly versatile chalet style property in a sought-after residential location. It has an impressive carriage driveway and parking for several cars. The vendors have substantially improved and upgraded the property and it offers spacious and highly versatile accommodation including a self-contained annexe. This makes it ideal for multi-generational living or as an AirBnB.

The front door opens to a spacious entrance hall with WC and stairs to the first floor. There is an impressive double aspect sitting/dining room with fireplace, large picture window to the front and bi-fold doors to the rear. The vendors have upgraded the kitchen and it is fitted with a comprehensive range of contemporary wall and base units incorporating integrated appliances. Off the kitchen to the front is an additional sitting room which the current vendors use as a snug. There is the benefit of a separate utility room and off this is a ground floor bedroom and en-suite shower room adding to the versatility. On the first floor are three double bedrooms, all with fitted

wardrobes and a family bathroom together with an office area.

The principal area of the garden is to the side and laid to lawn with vegetable and fruit borders. To the rear of the house is a large enclosed terrace forming a delightful area for alfresco entertaining.

The property has the benefit of a ground floor self-contained one bedroom annexe with its own garden. There is a sitting room, kitchen, bedroom and wet room. This is currently let on an AST.

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 fired central heating. Mains electrics, water and drainage are connected. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)



5

3

3

1.4
Miles

House

Annexe







FLOOR PLAN

GROUND FLOOR
1438 sq.ft. (133.6 sq.m.) approx.



1ST FLOOR
875 sq.ft. (81.3 sq.m.) approx.



TOTAL FLOOR AREA : 2313 sq.ft. (214.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

LOCAL AUTHORITY

South Norfolk District Council
House - Council Tax Band C
Annexe - Council Tax Band A

ENERGY PERFORMANCE

House - D Rating
Annexe - C Rating

VIEWING

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

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

Durrants, 2b Market Hill, Diss, Norfolk,
IP22 4JZ

Tel : **01379 642233**
Email : diss@durrants.com