



3 TALBOTS MEADOW  
STUSTON, DISS, IP21 4AZ





An impressive, spacious and versatile detached house in an excellent plot conveniently located for Diss.

The property is an attractive detached home built on an exclusive development in a traditional Suffolk style taking influences for cottages and farmhouses within the county. The house sits very well in its plot. It is approached from the shared access drive via a gravel driveway providing parking for several cars in front of a detached double garage with attached workshop and carport.

The front door of the house opens to an entrance lobby with useful cloak cupboard and cloakroom. The inner hall has stairs to the first floor and leads to a spacious double aspect sitting room to one side and a dining room with snug area to the other. The kitchen/breakfast room has been reconfigured and replaced by the current vendors with a range of shaker style units and large island. Off the kitchen is a useful garden room that can be used for a variety of purposes. On the first floor the principal bedroom has an en-suite shower room and there are four further double bedrooms and well-appointed family bathroom with roll top bath

and separate shower cubicle.

The gardens are a delightful feature with a terrace for alfresco dining, an array of established shrubs and trees and areas of lawn. The vendors have interspersed formal areas with wild flower areas creating a delightful setting for the house.

#### LOCATION

Stuston village is well positioned on the borders between Norfolk and Suffolk. The market town of Diss is about two miles away and convenient access onto the A143 and A140 with both Norwich and Ipswich around 25 miles away. The historic market town of Diss is found on the south Norfolk borders within the beautiful countryside surrounding the Waveney Valley. Diss town offers an extensive range of many day-to-day amenities and facilities along with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.











#### SERVICES

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

#### LOCAL AUTHORITY

Mid Suffolk District Council  
Council Tax Band F

#### 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.









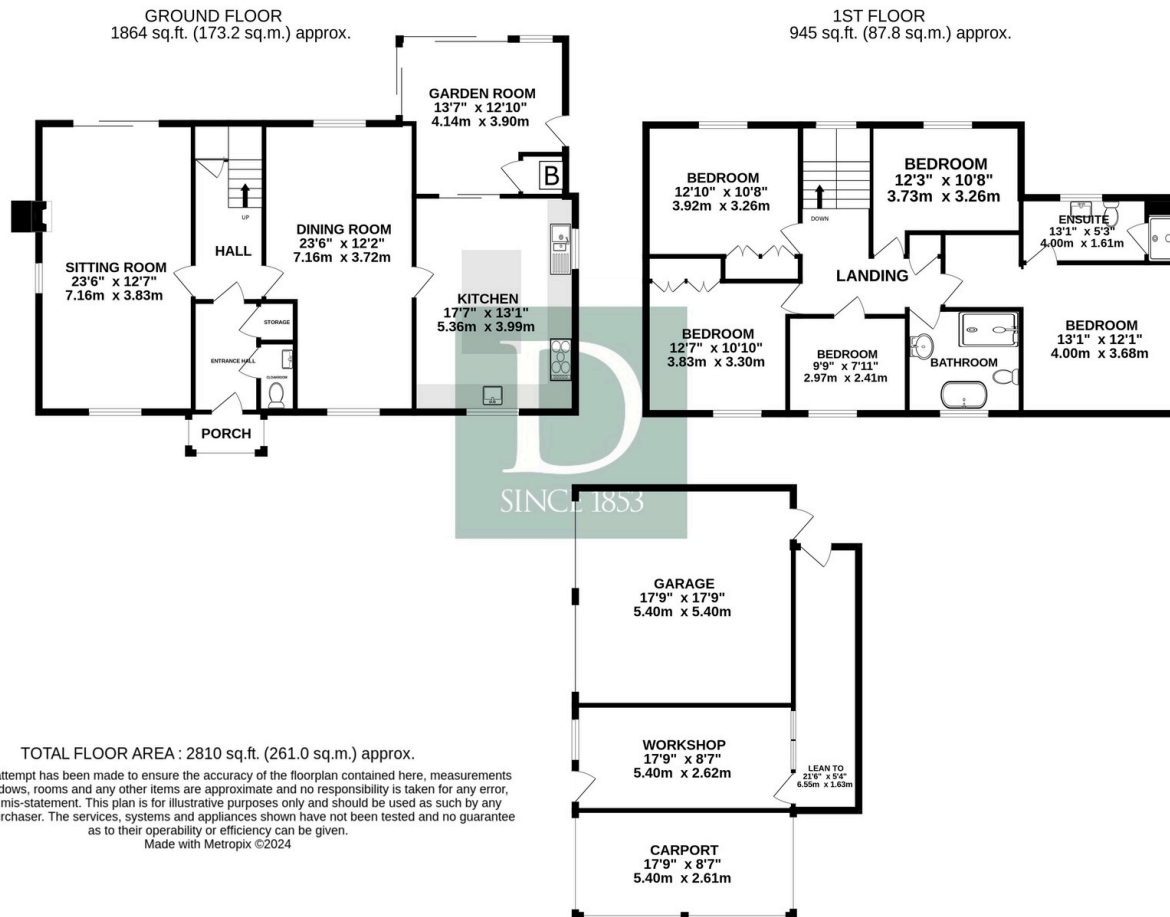








## FLOOR PLAN



## LOCATION PLAN



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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