



Chichester House
12 Croft Lane | Diss | Norfolk | IP22 4NA

LOCATION IS EVERYTHING



The size of this four-bedroom home, with its substantial extension and large gardens, suggests a distant suburb but surprisingly it's just a few minutes' walk from the centre of town.

On the doorstep are all the delights of Diss with its shopping, dining and theatre. And, if you need to commute for work, you can walk to the station and be on a train in minutes.

Location, as they say, is everything!



KEY FEATURES

- A Spacious Detached Family Home situated in the Town of Diss
- Four Bedrooms; Two Bath/Shower Rooms
- The Principal Bedroom Suite is Large and benefits from an En-Suite
- Kitchen with Separate Utility Room and WC
- Three Reception Rooms and a Study/Home Office
- Large Garden of approximately 0.25 of an acre with an Insulated Garden Studio
- Double Garage and Carriage Driveway provides Ample Parking
- A Few Minutes' Walk from the Centre of Diss
- The Accommodation extends to 2,347sq.ft
- Energy Rating:C

This mid-century family home is situated on a quiet lane and, as the owner says, "you wouldn't know you're in the middle of Diss!" For such a central location, the grand in-and-out drive is quite a surprise and there's room for up to eight cars - not including the double garage!

Step Inside

Entry is via a glazed porch into a bright and airy hall where wood-effect Karndean flooring (here and throughout the sitting room), glazed doors and an open staircase all contribute to the sense of space. The atmosphere is welcoming - "as soon as we walked in, we felt this was our house," testifies the owner. To your left, the sitting room enjoys windows to the front and French doors to the back of the property, and its 25-foot-length lends itself to a variety of layouts or informal division of the space.

Extended Living Space

A door from the sitting room leads to the 21st-century extension which comprises a home office and a splendid vaulted room of over 230 square feet. With views down the garden and French doors to the terrace, this lofty and serene space is lovely year-round but will really come into its own in summer months. At the back of the house, the square kitchen is equipped with a new eye-level double oven, a 5-burner induction hob and an integrated fridge. Units in brilliant white with natural wood detailing provide plenty of storage and prep space for the cook. The dining room adjacent is conveniently placed, but if a larger kitchen with dine-in space were wanted it would be worth looking into removing the wall to the central sitting room - an idea made possible by the new second sitting room in the extension. Also downstairs is a WC and a generous utility - almost a second kitchen with a sink, abundant storage and room for an extra freezer.





KEY FEATURES

Exploring Upstairs

Upstairs, three double bedrooms are served by a family bathroom with a shower stall and an attractive scalloped bathtub. Saving the best for last, a door from the landing leads to a separate suite, the upper floor of the large extension. This magnificence of this voluminous vaulted room, nearly 400 square feet in size and with windows to the front and the garden, is such that you might rather use it as a living room than a bedroom. A smart en-suite shower room adjoins.

Step Outside

The large west-facing gardens are another surprise for such a central location. In the return of the two recent extensions is a wide sheltered terrace, a perfect place for suppers at sunset. A large retractable awning extends from the French windows and provides shade or shelter from showers as required. The paving continues in a long undulating path between well-stocked borders and the large lawn. An alternative seating area can be found a little farther up the garden where a large pergola offers dappled shade. A garden studio, concealed behind attractive specimen conifers, is insulated, double-glazed and equipped with lighting and electricity, making a perfect work-from-home space if you need to get away from the bustle indoors. There are also a garden shed and a greenhouse.





















INFORMATION



On The Doorstep

The house is within a few minutes' walk of Diss, a bustling market town with its supermarkets, boutique shops and Corn Hall arts venue. The park and mere are a social place and host to many public events annually – music events, carboots, carnivals and theatre. A number of lovely walks are on the doorstep - Wortham Ling, Roydon Fen to name just two.

How Far Is It To?

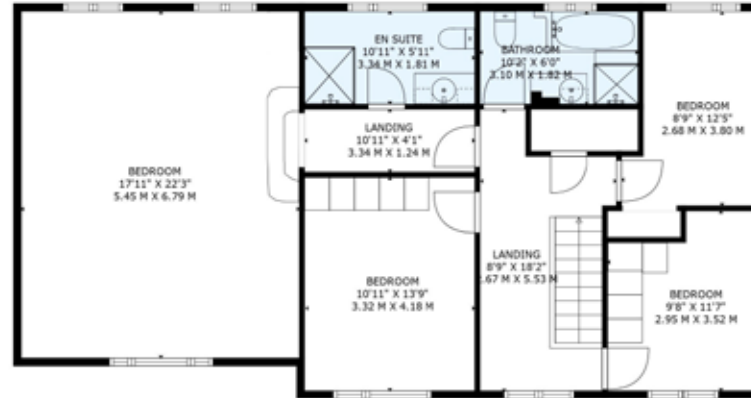
You'll be well connected farther afield. Within walking distance is Diss station on the London to Norwich mainline which will get you to Liverpool Street in an hour and a half. By car, you'll be within half an hour of the beautiful Suffolk coast or the concert hall at Snape Maltings. Historic Bury St Edmund's and the fine city of Norwich, both with cathedrals, shopping, dining and theatre are within 45 minutes.

What Three Words Location

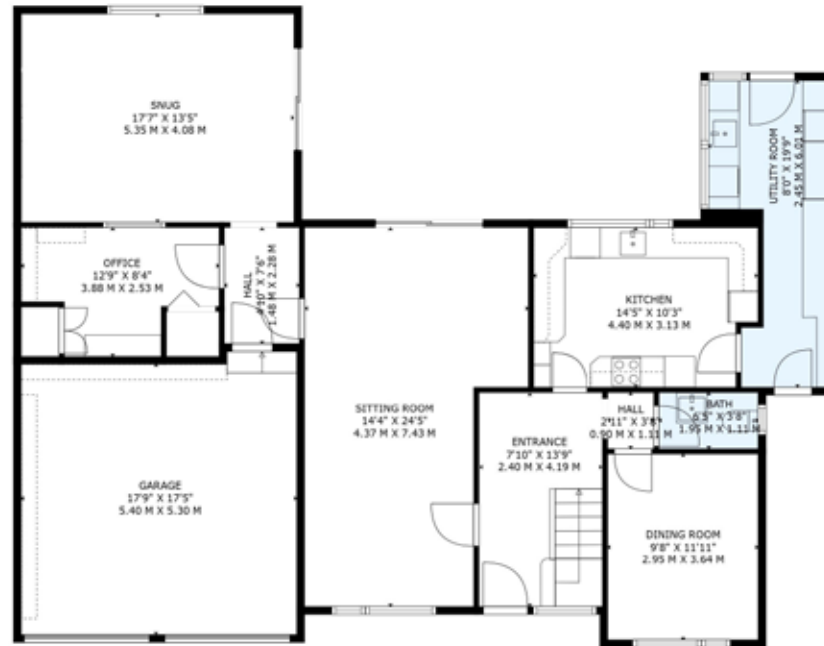
Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [holdings.printout.channel](https://www.holdings.printout.channel)

Services, District Council and Tenure

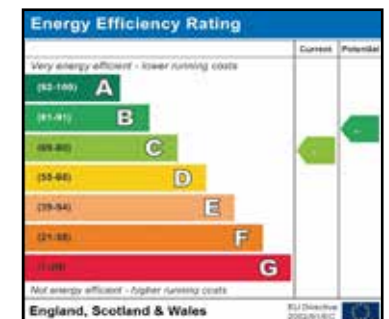
Gas Central Heating, Mains Water, Mains Drainage
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.ofcom.org.uk - to check Mobile/Broadband Availability
South Norfolk District Council - Tax Band F
Freehold



FLOOR 2



FLOOR 1



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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