



54 SCHOLARS WALK

DISS, IP22 4EA



An immaculate family house in a sought-after residential location with integral garage and landscaped garden.

The property is a an excellent detached family home that has been very well-maintained by the current vendor and offers immaculate accommodation throughout. It is in a sought-after residential location to the north of Diss.

The front door opens to the entrance hall with stairs to the first floor. The sitting room is to the front with box bay window and a feature fireplace. It connects to the dining room which in turn has sliding glazed doors to the garden. A door from the dining room opens to the spacious kitchen/breakfast room which is comprehensively fitted with a range of wall and base units. There is a door to the side leading to the garden. Also on the ground floor is a cloakroom and the integral garage.

The principal bedroom is to the front with a range of fitted wardrobe cupboards and an en-suite shower room. There are three further bedrooms and a family bathroom.

To the front of the house is a block-paved driveway for two cars. The rear garden is a delightful feature of the property and is as well-maintained as the house. There is a large terrace for alfresco dining abutting the lawn. There are established borders around the perimeter together with a garden shed.

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







LOCAL AUTHORITY

South Norfolk District Council
Council Tax Band – D

ENERGY PERFORMANCE

C Rating

VIEWING

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

BUILDING CONSULTANCY

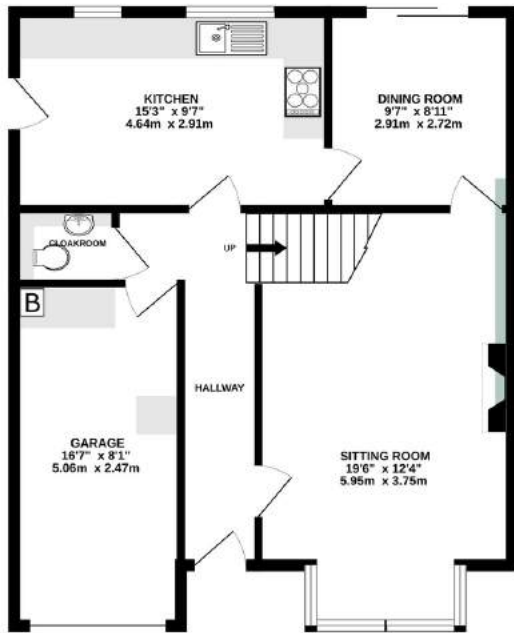
Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact us if you would like to discuss.



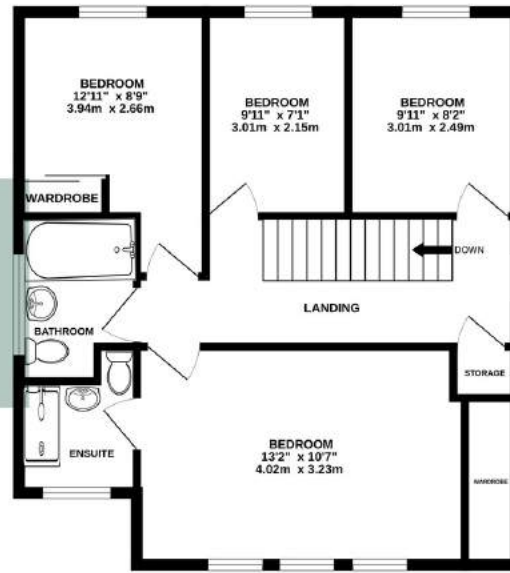


FLOOR PLAN

GROUND FLOOR
688 sq.ft. (63.9 sq.m.) approx.



1ST FLOOR
628 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA: 1316 sq.ft. (122.3 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.
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LOCATION



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

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- 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.
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CONTACT US

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