

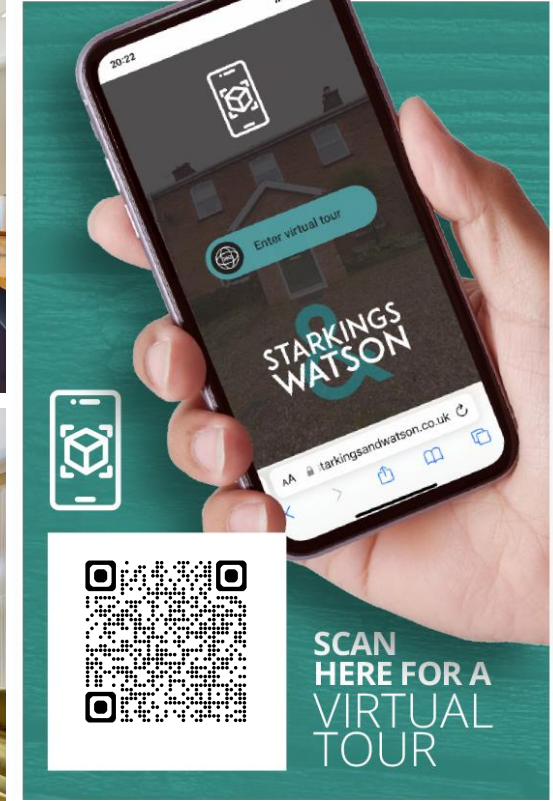
STANLEY ROAD

Diss IP22 4BN

Freehold | Energy Efficiency Rating : E

To arrange an accompanied viewing please pop in or call us on 01379 450950

FOR SALE
PROPERTY



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STARKINGS & WATSON

- Extended Semi-Detached Home
- Presented In Immaculate Order
- Sitting Room With Woodburner
- Family Sized Kitchen/Diner & Garden Room
- Three Ample Bedrooms
- Newly Fitted Bathroom & W/C / Utility
- Private South Facing Rear Gardens
- Driveway Parking To Front

IN SUMMARY

Improved and IMMACULATELY PRESENTED, this THREE BEDROOM SEMI-DETACHED HOME offers a lot more than first meets the eye. Located within EASY REACH of DISS TOWN CENTRE with the addition of DRIVEWAY PARKING the house itself extends to over 1000 SQFT (stms) internally with a BAY FRONTED main reception to the front with WOODBURNER. To the rear, a SLEEK AND MODERN OPEN PLAN kitchen/dining room with underfloor heating as well as garden room and separate utility room & W/C. On the first floor there are THREE bedrooms two of which are generous doubles and a further single as well as the well fitted family bathroom. Externally you will find well kept and private SOUTH FACING rear gardens laid to lawn as well as the parking to the front.

SETTING THE SCENE

Approached from Stanley Road onto the hard standing driveway parking to the front for multiple vehicles. There is also hedging and shrubs to the front as well as gated access to the rear garden. The main

front door is partially covered and leads into the entrance hallway.

THE GRAND TOUR

Entering via the main entrance door to the front you will find a welcoming entrance hallway with stairs to the first floor landing as well as understairs storage. The main sitting room can be found to the right of the hallway with a bay frontage as well as fireplace housing a woodburner. To the rear of the house is the stunning open plan kitchen/dining room filled with natural light via the triple aspect and sky light. This family friendly space is ideal for family living providing ample space for dining and living with the garden room leading off the dining area via an internal set of bi-folds. The sleek kitchen features a breakfast bar as well as a range of fitted handleless units and a combination of solid and wooden worktops over. The kitchen features a range of integrated appliances including a dishwasher, fridge/freezer, wine fridge, double eye level ovens, grill, microwave and warming drawer as well as induction hob. Via a bespoke sliding door, you will find the separate utility room with further storage as well as plumbing for the washing machine and a side door to the garden. There is also a w/c leading off the utility room. Heading up to the first floor landing you will find loft hatch access, three bedrooms and the bathroom. The bathroom to the rear having been recently re-fitted offers a fully tiled space with separate bath and shower. The main bedroom is found to the rear with built in wardrobes. To the front there is a further double and single bedroom.



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THE GREAT OUTDOORS

The pretty rear garden is mainly laid to lawn and offers a southerly aspect. The garden also features a large, paved patio ideal for outside dining as well as a range planting borders and mature trees and shrubs. You will find a timber shed in the corner as well as gated access leading to the front driveway.

OUT & ABOUT

The property is located just outside the centre of Diss within easy walking distance of the local shops, amenities and mainline railway station, which has regular services connecting to London, Liverpool Street and Norwich. The historic market town of Diss is situated on the South Norfolk border and has proved to be a popular location over the years. The town offers an extensive range of amenities and facilities and is only 23 miles to the south of Norwich and 25 miles to the north of Ipswich.

FIND US

Postcode : IP22 4BN

What3Words : ///tables.finds.engraving

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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<p>GIRAFFE 360</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p>	<p>Reduced bedroom (below 1.5m/4.92ft)</p>	<p>(1) Excluding balconies and terraces</p>	<p>Approximate total area^m</p> <p>1096.99 ft² 101.91 m²</p> <p>Reduced bedroom</p> <p>13.5 ft² 1.25 m²</p>	<p>HYBRID ESTATE AGENTS</p> <p>STARKINGS WATSON</p>
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