

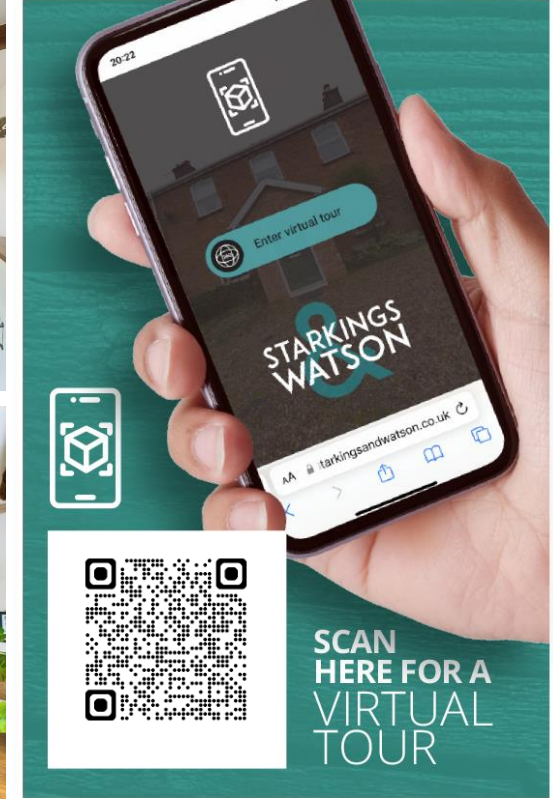
DENMARK STREET

**Diss IP22 4BE**

Freehold | Energy Efficiency Rating : D

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

**FOR SALE**  
**PROPERTY**



arla | propertymark

PROTECTED

naea | propertymark

PROTECTED



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)



**STARKINGS**  
**WATSON**

- Character Semi-Detached Cottage
- Located On The Outskirts Of Diss
- Period Features Throughout
- Impressive Sitting Room With Woodburner
- Country Style Kitchen/Dining Room
- Three Bedrooms Over Two Floors
- Enclosed & Private Rear Garden
- Driveway Parking & Integral Garage

### IN SUMMARY

Located on the fringes of DISS opposite Fair Green you will find this SEMI-DETACHED COTTAGE with a plethora of character features including exposed timbers and exposed brickwork and fireplace with WOODBURNER. The cottage offers a lot more than first meets the eye with over 1400 SQFT (stms) of accommodation including the integral garage and store to the rear which could all easily be converted into living accommodation if desired. You will find an impressive country style KITCHEN/DINING ROOM and separate sitting room with the woodburner. There is a w/c, rear lobby and ground floor bedroom completing the ground floor. On the first floor there are TWO CHARACTERFUL BEDROOMS and a family bathroom. Externally, to the front a hard standing driveway with parking for two vehicles and to the rear an enclosed and private garden.

### SETTING THE SCENE

The cottage is approached via a generous hard standing driveway to the side providing off road parking with the garage beyond. The garage is again a

generous size with up and over door to the front, power and light. The main entrance door is found to the side off the driveway.

### THE GRAND TOUR

Entering via the main entrance door to the side you will find a hallway with space for coats and shoes providing access to the kitchen/dining area on one side and the main reception on the other. The kitchen features a country style kitchen with wooden worktops over and butler style sink as well as electric integrated oven and induction hob. There is then space for all further white goods and the dining table. The room has plenty of character with pamment tiled flooring and exposed timbers. Beyond the kitchen is a very useful room currently used as a storeroom but could easily be converted into living accommodation/office. This room also provides access to the garden and the garage. The characterful main reception room features a brick fireplace with woodburner, exposed timbers and bay window with shutters. This leads through to a rear hall with stairs to the first floor landing and a w/c with storage. The hallway provides access to the garden with a ground floor double bedroom also found. Heading up to the first floor landing there are exposed timber and brickwork with access to two bedrooms and a bathroom. Both bedrooms are a good size with plenty of character. The family bathroom is presented in excellent order with a shaped bath and shower over.

### THE GREAT OUTDOORS

The well-kept rear garden offers a private and



To arrange an accompanied viewing please call our  
Diss Office on **01379 450950**



enclosed space ideal for outside entertaining. The garden is enclosed with a brick wall and features lawns and a paved patio.

#### 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 4BE

What3Words : ///creatures.next.direct

#### 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:



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](https://starkingsandwatson.co.uk)

**GIRAFFE 360**

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area<sup>1</sup>

1495.54 ft<sup>2</sup>  
138.94 m<sup>2</sup>

Reduced headroom

23.03 ft<sup>2</sup>  
2.14 m<sup>2</sup>

(1) Reduced headroom (below 1.5m/4.92ft)

