

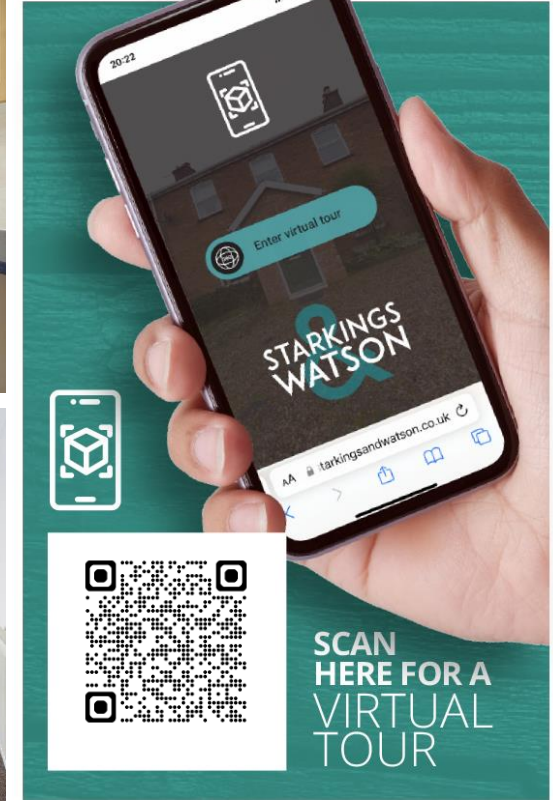
ENSIGN WAY

Diss IP22 4GP

Freehold | Energy Efficiency Rating : C

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

FOR SALE
PROPERTY



arla | propertymark
PROTECTED

naea | propertymark
PROTECTED

The Property
Ombudsman

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

starkingsandwatson.co.uk

BEST
ESTATE AGENT GUIDE
AWARDS 2023
WINNER
(HONOURS)
AWARDED FOR
MARKETING | SERVICE | RESULTS

BEST
ESTATE AGENT GUIDE
AWARDS 2023
WINNER
LETTINGS
AWARDED FOR
MARKETING | SERVICE | RESULTS

**STARKINGS
WATSON**

- No Chain!
- Detached Family Home
- Quiet Residential Location
- Sitting Room & Extended Conservatory
- Three Double Bedrooms
- Two Bathrooms & W/C
- Private Landscaped Gardens
- Garage & Driveway Parking

IN SUMMARY

NO CHAIN! Occupying a QUIET POSITION within this popular residential location CLOSE TO THE TRAIN STATION is this DETACHED FAMILY HOME offering more than first meets the eye. The house is offered with no onward chain and is presented in good order throughout and comprises; Entrance hallway, W/C, kitchen, sitting room and conservatory to the ground floor. On the first floor there are THREE AMPLE DOUBLE BEDROOMS, EN-SUITE shower room and family bathroom also. Externally there are PRIVATE and ENCLOSED landscaped gardens as well as driveway parking to the front and a very useful dual access INTEGRAL GARAGE. The property benefits from uPVC double glazing and a recently re-fitted gas fitted boiler. The property would make an ideal buy to let or first time purchase.

SETTING THE SCENE

The property occupies a corner plot with landscaped frontage and iron railings with the main entrance door found to the front. To the side of the front door is a hard standing driveway providing off road parking

which in turn leads to the single integral garage with power, lighting and up and over door to the front and rear allowing access into the rear garden.

THE GRAND TOUR

Entering the property via the main entrance door to the front you will find a welcoming hallway that leads to the kitchen with stairs to the first floor landing. This kitchen is fitted with modern wall and base units, a stainless steel sink and drainer, an integrated electric oven with a gas hob and extractor. There is also space for a full-height fridge/freezer, washing machine, and tumble dryer. The hallway leads to a downstairs cloakroom, which includes a side aspect double glazed window. To the rear of the house is the sitting room, which boasts rear aspect double glazed French doors that open into the conservatory. The conservatory is a bright and airy space with double glazed French doors leading out to the garden. Heading up to the first floor landing you will find access to three generously sized bedrooms from the landing. The master bedroom features front aspect double glazed windows, built-in double wardrobe and an en-suite bathroom with a low-level toilet, a wash hand basin, and a double shower cubicle. Bedrooms two and three both have double glazed windows with views to the front and rear of the property whilst the family bathroom offers a white three piece suite with shower tap.



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



THE GREAT OUTDOORS

The rear garden is enclosed with timber fencing and offers a side gate leading from the side pathway into the rear garden. The garaging is also very useful in that it features up and over door to the front and rear. The garden is landscaped with lawns as well as artificial lawns and a timber shed also.

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 4GP

What3Words : ///skillet.piper.egging

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

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. Calculations are based on RICS IPMS 3C standard.

(1) Excluding balconies and terraces

Approximate total area¹
1055.94 ft²
98.1 m²

