

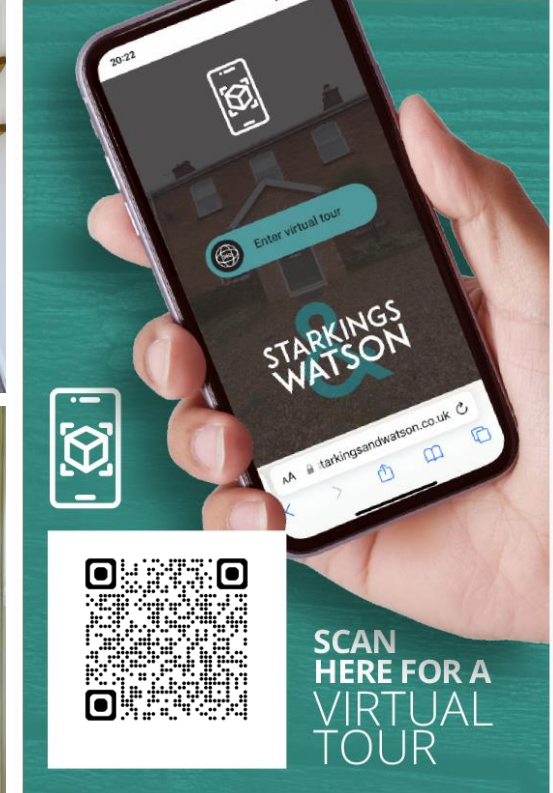
ENSIGN WAY

**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



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

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



**STARKINGS  
WATSON**



- No Chain!
- End Of Terrace Home
- Sitting Room Opening onto the Garden
- Separate Kitchen
- Two Double Bedrooms
- Bathroom & W/C
- Larger Than Expected Rear Garden
- Allocated Parking Space

#### IN SUMMARY

NO CHAIN! Located within a small and quiet CUL-DE-SAC off Ensign Way within a SHORT WALK of the TRAIN STATION with excellent links to LONDON, you will find this END OF TERRACE home offered with no onward chain and presented in excellent order. The property would make an IDEAL FIRST TIME PURCHASE or BUY TO LET investment and comprises; entrance hall with W/C, separate kitchen, sitting room opening onto the rear garden, TWO AMPLE BEDROOMS both with FITTED WARDROBES and a family bathroom. There are LARGER THAN EXPECTED and PRIVATE rear gardens as well as ALLOCATED PARKING to the front. The property benefits from uPVC double glazing and GAS FIRED central heating.

#### SETTING THE SCENE

The property can be found at the end of a small cul-de-sac off Ensign Way with allocated parking space to the front. There is a shingled frontage with pathway to the main entrance door to the front and secure side gate leading to the rear garden.

#### THE GRAND TOUR

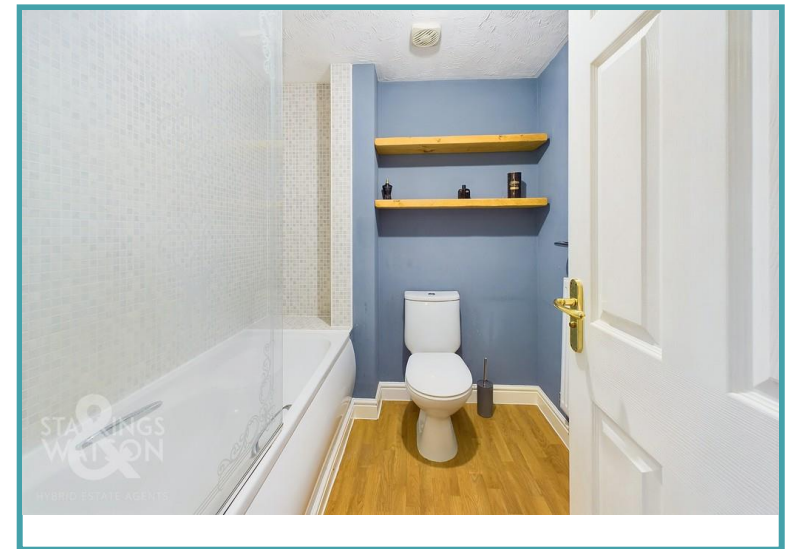
Entering via the main entrance door to the front there is a hallway with stairs to the first floor landing, understairs cupboard and the w/c. To the right is the kitchen which offers a range of units with rolled edge worktops over, integrated electric oven and gas hob over with extractor fan as well as space for dishwasher and fridge/freezer. The gas fired boiler can also be found wall mounted in the kitchen. To the rear of the hallway is the sitting room with double doors onto the garden. Heading up to the first floor landing you will find the main bedroom to the rear overlooking the garden with two double fitted wardrobes. The family bathroom is adjacent and offers a bath with shower over. There is another bedroom to the front with fitted double wardrobes.

#### THE GREAT OUTDOORS

The rear garden accessed via double doors in the sitting room is fully enclosed with timber fencing surrounding. You will find mature shrubs and hedging as well as generous lawns and a paved patio and shingled areas ideal for outside dining. There is also a timber shed with gated access to the front.

#### 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



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



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 : ///spellings.static.roost

#### 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. Calculations are based on RICS IPMS 3C standard.

(1) Excluding balconies and terraces

Approximate total area<sup>1</sup>  
575.87 ft<sup>2</sup>  
53.5 m<sup>2</sup>

