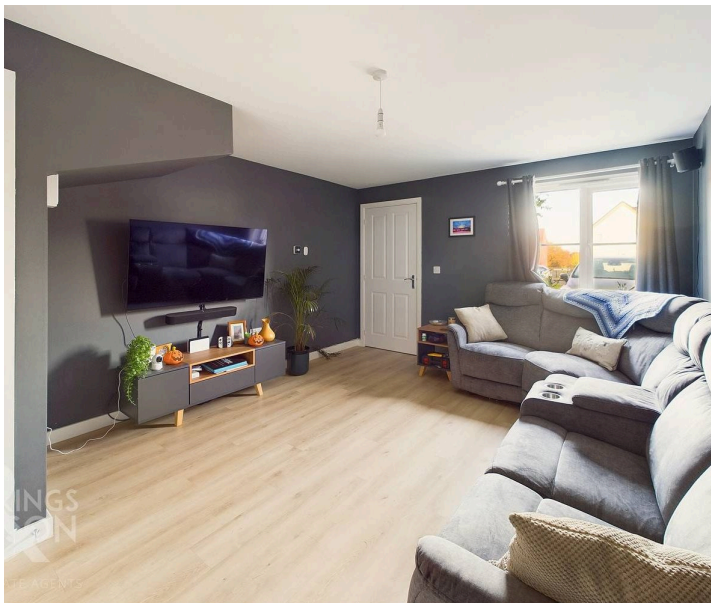




Peafowl Close, Diss - IP22 4UR

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HYBRID ESTATE AGENTS



## Peafowl Close

Diss, Norfolk

Located on a small and QUIET CUL-DE-SAC within a popular development on the fringes of DISS you will find this THREE STOREY SEMI-DETACHED home offering FLEXIBLE accommodation presented in good order. The house sits within an ideal position close to the TRAIN STATION as well as being within walking distance of the town centre. To the front there are TWO PARKING SPACES right outside the front door as well as private rear gardens. Internally the house offers a porch entrance, generous main reception room with storage, a rear hallway with UTILITY ROOM and KITCHEN/DINING ROOM to the rear with access onto the garden. The first floor features TWO DOUBLE BEDROOMS as well as the main family bathroom. The top floor offers another DOUBLE BEDROOM with the addition of an EN-SUITE shower room.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Semi-Detached Town House
- Fitted Kitchen/Dining Room
- Separate Main Reception & Utility Room
- Three Double Bedrooms
- Family Bathroom & En-Suite
- Enclosed Rear Garden
- Off Road Parking for Two Vehicles
- Close to Local Amenities & Train Station

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.

#### SETTING THE SCENE

Off the small cul-de-sac of Peafowl Close there is parking to the front for two vehicles within allocated bays right outside the main door. There is a main entrance door to the front leading into the porch area, whilst you will find a small amount of front lawn as well as pathway leading round the side to the rear garden.

#### THE GRAND TOUR

Entering via the main entrance door to the front there is a small porch with space for coats and shoes, This in turn leads into the main reception space, a lovely bright room with wood effect flooring and built in storage cupboard. There is a door beyond into the hallway with stairs to the first floor landing as well as the useful utility space. The utility was previously a downstairs w/c however the vendors have removed the sanitary ware and created a utility space instead. The kitchen/dining room is found to the rear of the house with a range of fitted units and rolled edge worktops over, whilst there is space for various white goods as well as integrated electric oven/grill and gas hob with extractor fan over. You will also find double doors to the rear opening onto the rear garden. Heading up to the first floor landing





## Peafowl Close

Diss, Norfolk

there are further stairs leading up to the second floor as well as access to two bedrooms and a bathroom. There is a double bedroom to the front with two windows as well as a second double room to the rear overlooking the garden with built in wardrobes. There is a main family bathroom also on this floor with w/c, hand wash basin, bath and electric shower over. Heading up to the top floor there is a small built in cupboard and access to the main double bedroom which is a generous space benefiting from an en-suite shower room to the rear.

FIND US

Postcode : IP22 4UR

What3Words : ///soak.newlywed.zest

VIRTUAL TOUR

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

AGENTS NOTE

Buyers are advised there are communal site charges in place for the upkeep of the communal areas in the region of £180 per annum.

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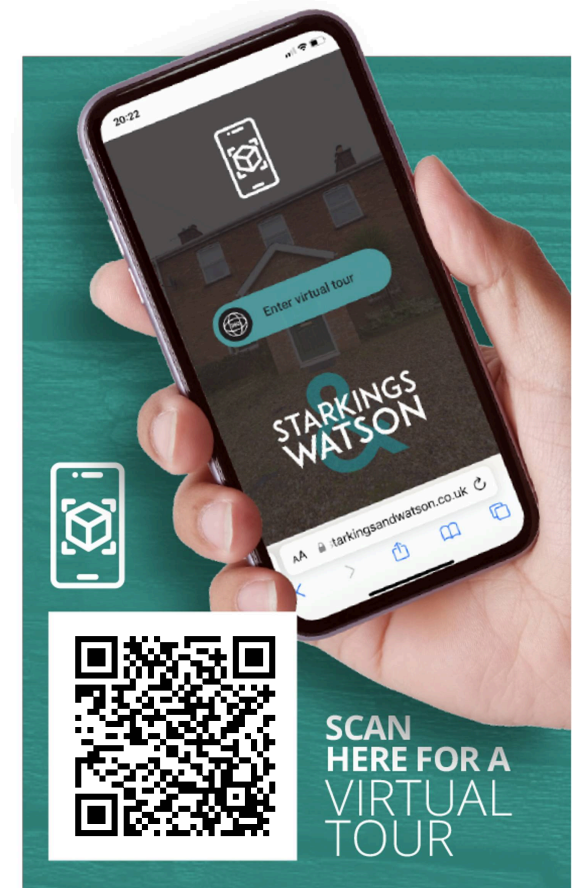
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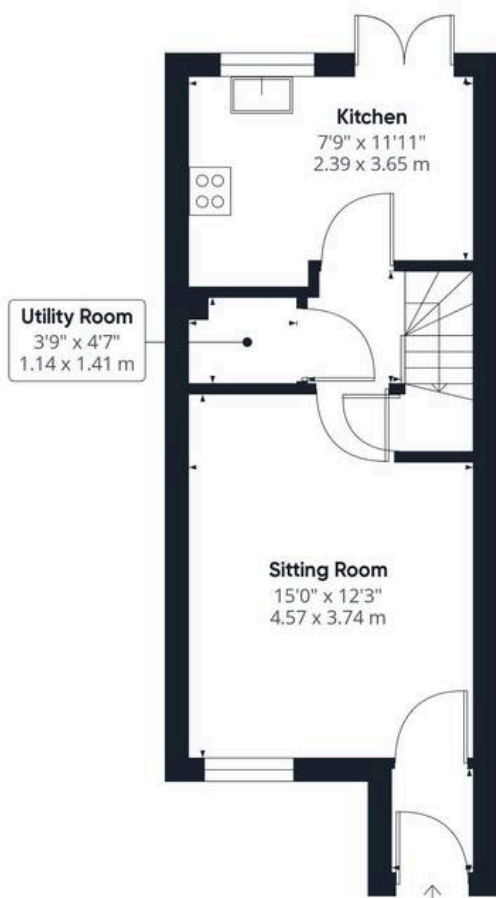




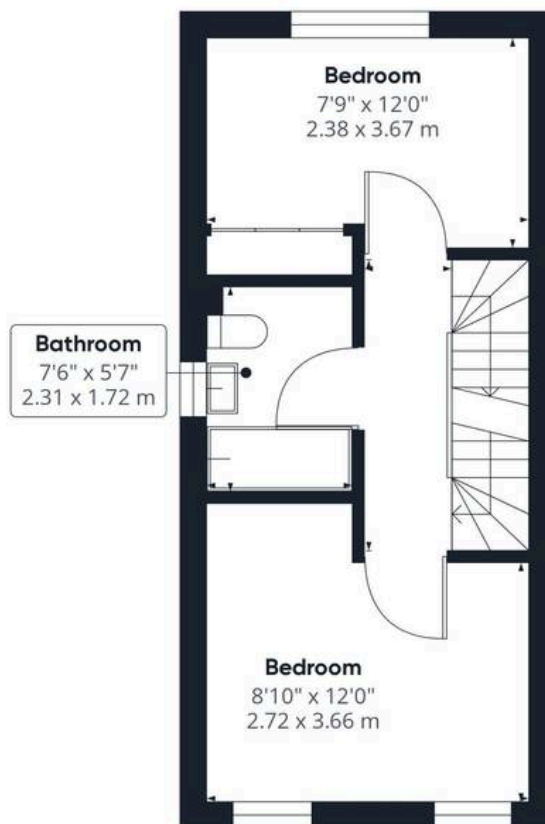
## THE GREAT OUTDOORS

The lawned rear garden is a blank canvas. You will find a small amount of patio leading from the double doors in the kitchen as well as further lawns and a path from the side leading to the front of the house. The rear garden is fully enclosed with timber fencing and also offers an external hot and cold water tap and useful timber shed.





Floor 1



Floor 2



Floor 3

**Approximate total area<sup>(1)</sup>**

874.68 ft<sup>2</sup>  
81.26 m<sup>2</sup>

**Reduced headroom**

16.39 ft<sup>2</sup>  
1.52 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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.

**GIRAFFE 360**



## Starkings & Watson Hybrid Estate Agents

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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.