

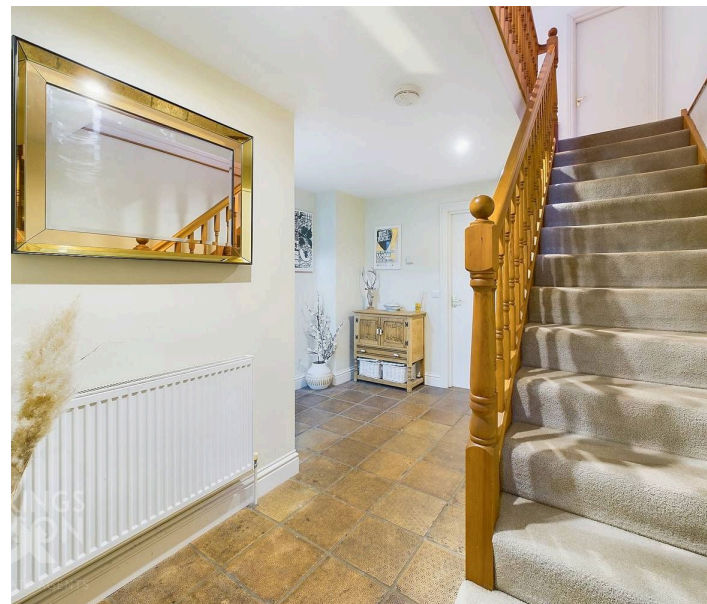
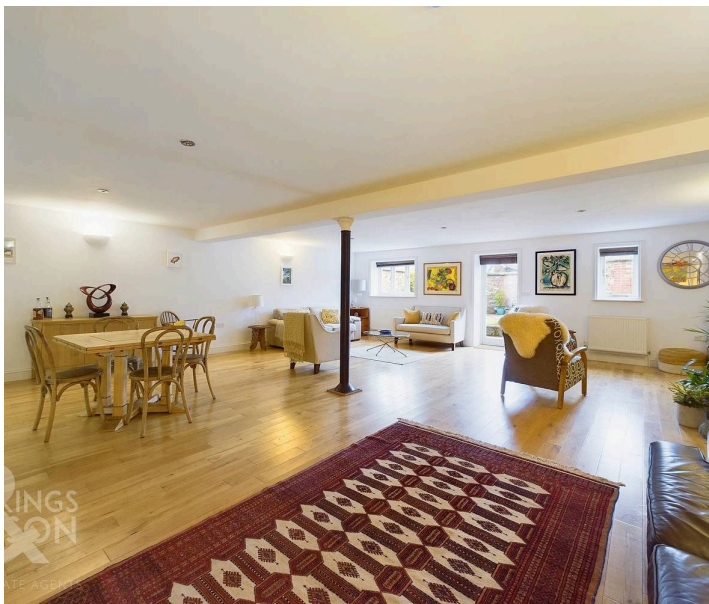


Cuthberts Maltings, Diss - IP22 4AR

Cuthberts Maltings

Diss

This impressive FOUR BEDROOM END OF TERRACE house boasts an extraordinary 2260 SQFT (stms) of internal accommodation set over THREE FLOORS, with its roots stemming from a converted FORMER MALTINGS, completed with a bespoke conversion by reputable local builder Danny Ward in 2008. The property in particular showcases a stunning 27' OPEN PLAN main reception space that seamlessly flows into a separate high specification kitchen. The layout includes FOUR LARGE DOUBLE bedrooms, two beautifully appointed bathrooms over the two top floors. The large bedroom on the second floor is currently used as an impressive office space but allows for flexible living. Externally you will find ALLOCTAED PARKING to front and rear as well as a single garage. This exquisite home also benefits from a SOUTH FACING enclosed rear garden, ideal for basking in the sun and hosting gatherings, all within a stone's throw from the local train station with excellent connections to LONDON LIVERPOOL STREET in under 90 minutes.



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Converted Former Maltings
- Impressive End Of Terrace
- 2260 SQFT Of Internal Accommodation
- Stunning 27' Open Plan Main Reception Space
- Separate High Spec Kitchen
- Four Large Double Bedrooms & Two Bathrooms
- Allocated Parking & Single Garage
- South Facing Enclosed Rear Garden
- Within a Few Minutes Walk Of Train Station
- Bespoke Conversion From 2008

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

From the front you will find a shared access to the development with the property found the first one as you drive in on the right hand side. In front of the house you will find a parking space as well as mature shrubbery and visitor parking opposite. There are steps leading to the main entrance door to the front. Heading around the rear you will another parking area where the single garage with loft storage is located and another parking space in front of the garage.

THE GRAND TOUR

The property is a sizeable three storey town house converted from a former maltings. Entering via the main entrance door to the front you will find a welcoming hallway with staircase to the first floor landing, tiled flooring, understairs storage and the w/c. The kitchen can be found to the left of the hallway with a high spec finish including quartz worktops and sleek modern wall and base level units. You will find integrated electric oven and separate microwave with extractor fan over and gas hob. There is also a dishwasher and space for fridge/freezer. Via a set of double doors as well as being accessed from the main hallway you will find the impressive reception space to the rear. The sitting/dining room provides enough space for multiple functions and could be laid out in a number of different ways. There is a stunning wood floor as well as a door leading out to the rear south facing garden. Heading up to the first floor landing you will find three large double bedrooms as well as two bathrooms. The largest bedroom to the rear features an en-suite shower room with walk in double shower. There are also a range of fitted wardrobes. There is a further double room to the rear as well as another to the front of the house which offers built in wardrobes. The family bathroom offers a bath with shower over as well as w/c and hand wash basin. Heading up to the second floor there is the final bedroom within the eaves. This room is currently used as an impressive office but offers flexibility as well as access to plenty of storage within the eaves.

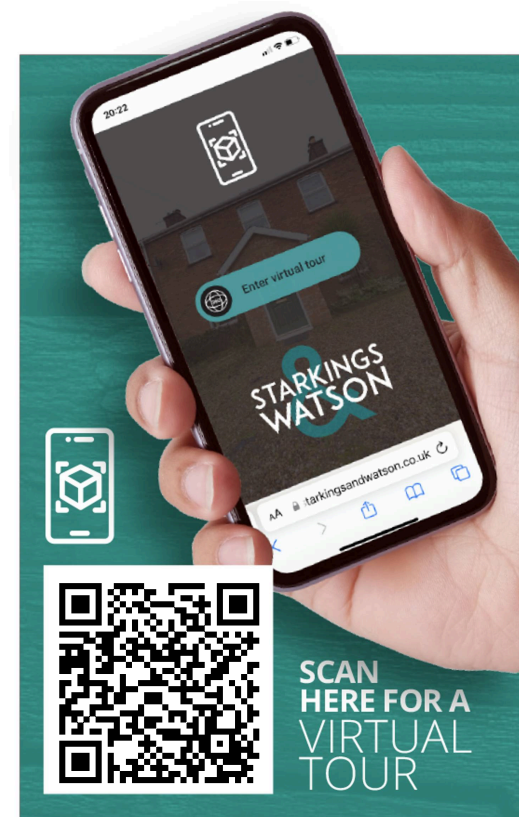
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VIRTUAL TOUR

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







THE GREAT OUTDOORS

The attractive enclosed south facing rear garden offers the ideal space for outside entertaining and dining. The garden is enclosed with a brick and flint wall with a gate leading to the rear parking area. You will find a paved patio area with step up to the artificial lawn with the addition of shrub bed borders beyond as well as another patio area.

Garage

Single Garage

middle garage of the 3 to the rear of the house

Allocated parking

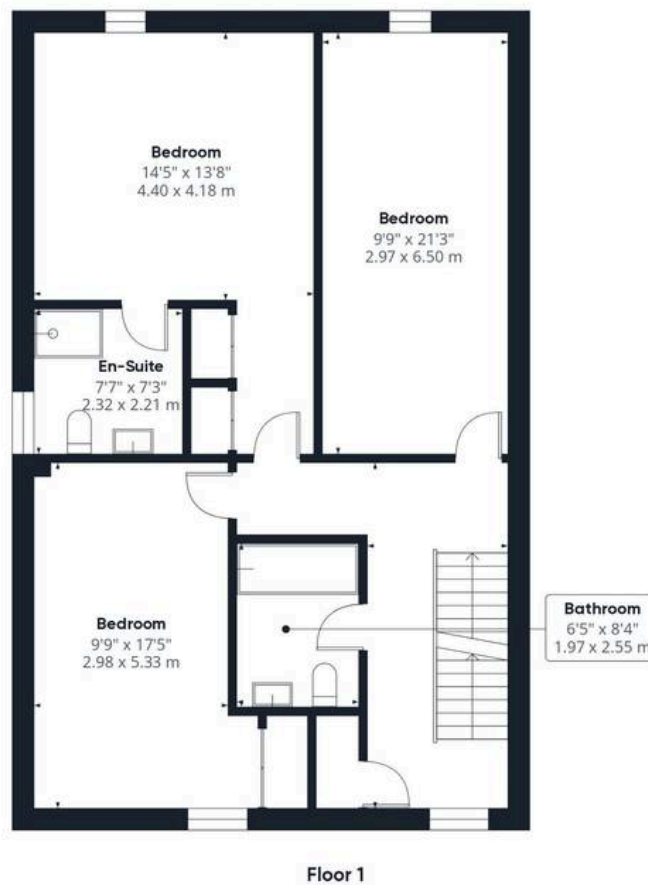
2 Parking Spaces

1 parking space to the front in front of the house and another to the rear in front of the garage. there are visitors space available also.





Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

2252.55 ft²
209.27 m²

Reduced headroom

88.27 ft²
8.2 m²

(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

Unit 2 Carmel Works, Park Rd, Diss - IP22 4AS

01379 450950 • diss@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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.