



Pearce Road, Diss - IP22 4YF

STARKINGS
&
WATSON

HYBRID ESTATE AGENTS



Pearce Road

Diss

NO CHAIN! Nestled in a quiet cul-de-sac with no onward chain, this delightful THREE BEDROOM END OF TERRACE HOME boasts a prime location within a tucked-away position. Situated on a VERY GENEROUS CORNER PLOT, this charming home offers ample living space over two floors, perfect for growing families. The property features a large main reception room ideal for entertaining, a SEPARATE KITCHEN and THREE GENEROUSLY SIZED BEDROOMS and a family bathroom providing comfortable accommodation. Additionally, the property benefits from a SINGLE GARAGE & DRIVEWAY PARKING, ensuring convenience and practicality for modern living. The standout feature of this property is the HUGE REAR GARDEN spanning the side and rear, offering endless possibilities for outdoor enjoyment and potential extension (subject to planning permission), making it a desirable find for those who appreciate open spaces and a good degree of privacy.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain!
- Three Bedroom End Of Terrace Home
- Quiet Tucked Away Cul-De-Sac Position
- Very Generous Corner Plot
- Large Main Reception & Separate Kitchen
- Three Ample Bedrooms
- Single Garage & Driveway Parking
- Huge Garden With Extension Potential (stp)

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

Approached via the end of the small cul-de-sac you will find the house tucked away. There is a hard standing driveway providing parking for one vehicle in front of the garage. The single garage offers an up and over door to the front. To the front of the house you will find a pathway and shingled areas as well as a secure gated access to the side and rear garden.

THE GRAND TOUR

Entering via the main entrance door to the front you will find an entrance hallway with stairs to the first floor landing. This leads through to the main reception room with a dual aspect and doors to the rear garden. There is an under stairs cupboard as well as access to the kitchen. The kitchen offers another door to the rear garden as well as a range of fitted wall and base units and rolled edge worktops over. There is space for all white goods as well as free standing oven/hob. Heading up to the first floor landing you will find a fitted cupboard as well as loft hatch access, three ample bedrooms and the family bathroom. To the rear there are two bedrooms with another double room found to the front with a fitted wardrobe. The family bathroom offers a w/c, hand wash basin and bath with shower over. The house benefits from gas central heating as well as uPVC double glazing.

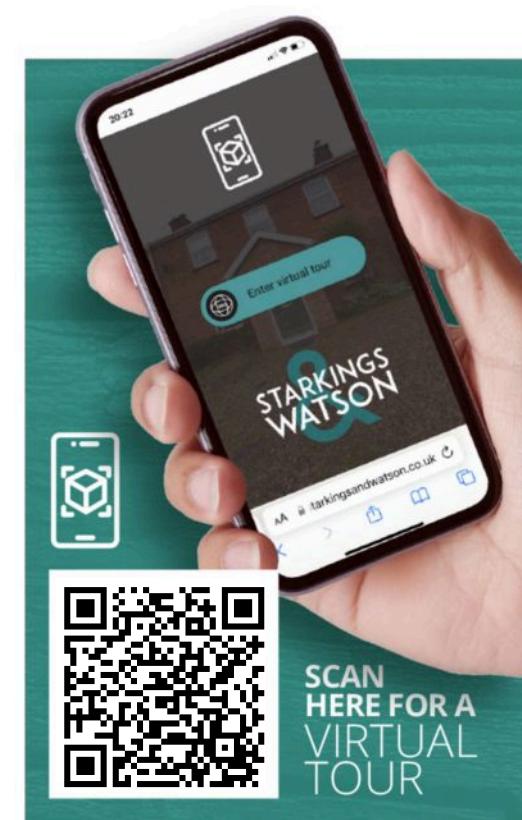
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VIRTUAL TOUR

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







GARDEN

THE GREAT OUTDOORS A very generous and relatively private rear garden can be found offering a real bonus to the internal accommodation. The garden benefits from the houses corner plot position with extensive lawns to the side and rear with plenty of space to extend (stp). There is a large paved patio and pathway running from the rear to the side as well as gated access from the garden to the driveway and garage to the front. The garden is also fully enclosed with timber fencing.

GARAGE

Single Garage

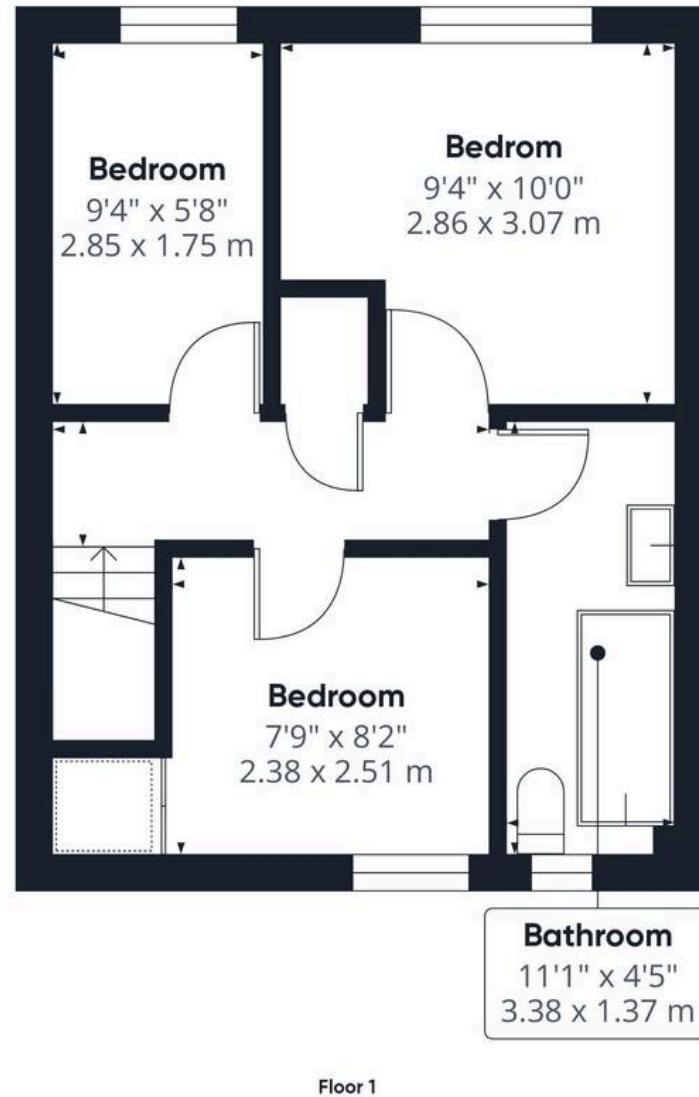
single garage to the front

DRIVEWAY

1 Parking Space

driveway parking to the front in front of the garage suitable for 1 vehicle.





Approximate total area⁽¹⁾
653.26 ft²
60.69 m²

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



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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 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.