



Gainsborough Avenue, Diss - IP22 4YR



Gainsborough Avenue

Diss

MOTIVATED VENDOR! Located on a QUIET CUL-DE-SAC within the outskirts of DISS you will find this THREE BEDROOM SEMI-DETACHED HOME presented in excellent order and ready to be moved straight into. The major benefit being the STUNNING LANDSCAPED and PRIVATE REAR GARDEN, a real gardeners haven! Internally the home offers an entrance hallway, main sitting room, kitchen/dining room and conservatory all to the ground floor. On the first floor there are two double bedrooms and a further single as well as the family bathroom. Externally and in addition to the wonderful rear garden there is ample DRIVEWAY PARKING to the front as well as a CAR CHARGING POINT. The property would make an ideal first or second time purchase for a young family.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Semi-Detached Home
- Quiet Cul De Sac Location
- Sitting Room & Kitchen/Dining Room
- Extended Conservatory
- Three Ample Bedrooms
- Private Landscaped Rear Garden
- Driveway Parking & Car Charging Point
- Easy Access for Town Centre

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 a hard standing driveway providing ample parking for at least three vehicles. You will also find an electric car charging point and shingled landscaped gardens. From the driveway there is a gated access to the rear garden as well as a partially covered main entrance door to the front.



THE GRAND TOUR

Entering via the main entrance door to the front you will find an entrance hall with stairs to the first floor landing. To the right is the main sitting room, a comfortable bright room with understairs storage. Beyond is the kitchen/dining room with space for the table as well as double doors into the conservatory. The kitchen offers a range of fitted units with rolled edge worktops over as well as space for freestanding appliances including oven, dishwasher, fridge freezer and washing machine. The gas fired boiler is also found wall mounted. The extended conservatory beyond offers an extra reception space with flexible options and doors out onto the garden.

Heading up to the first floor landing you will find an airing cupboard and loft access. There are three bedrooms and the family bathroom all accessed via the landing. The bathroom offers a bath with shower over. There are then two double rooms, one to front and one to rear both with plenty of space for double bed and large double wardrobes. You will then find the third single room currently used as an office.

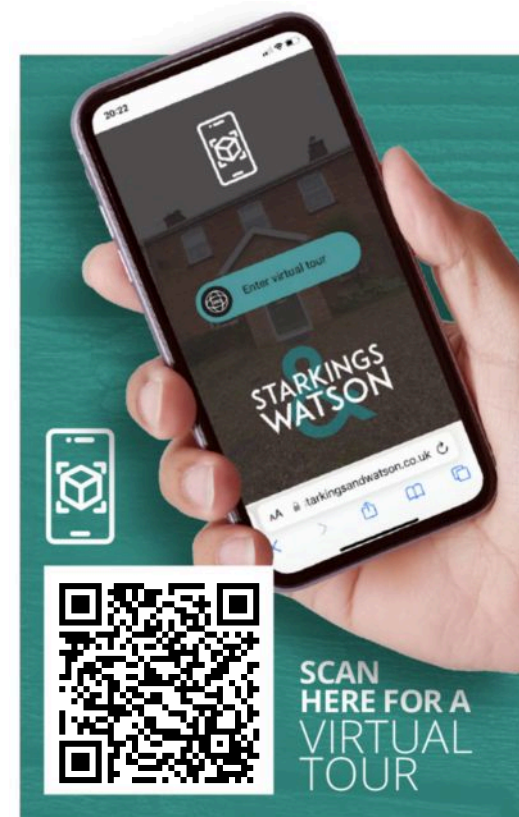
FIND US

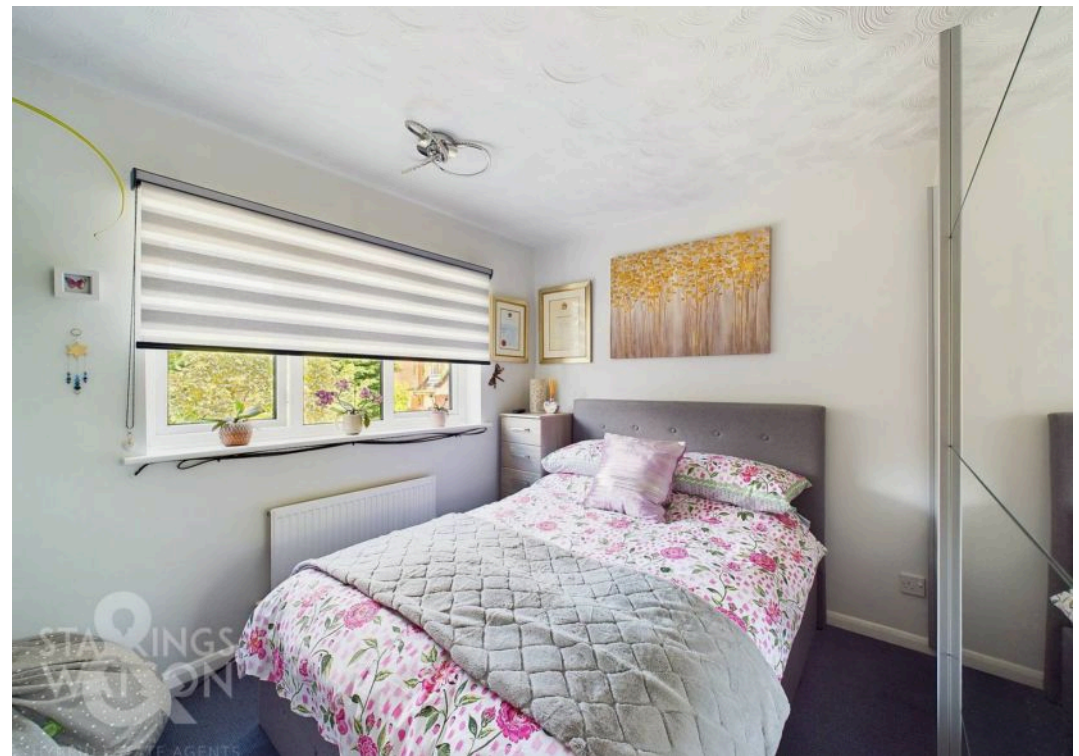
Postcode : IP22 4YR

What3Words : ///pegs.gems.drilling

VIRTUAL TOUR

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







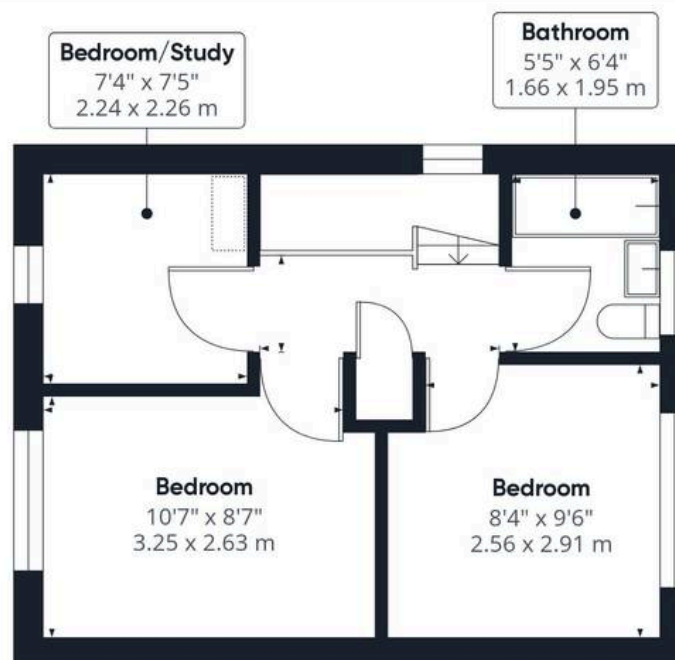
THE GREAT OUTDOORS

The very attractive rear garden offers a good degree of privacy as well as being presented in excellent order, a real gardeners haven. Leading from the conservatory there is a paved patio providing a space for table and chairs as well as raised planting beds and side gate onto the driveway, whilst also benefitting from an external power supply. This leads onto the lawned area which is flanked by shingled borders and planting areas. You will find a greenhouse, with power as well as timber summer house alongside mature shrubs all of which is enclosed with timber fencing. In addition you will find a storage shed.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

787.55 ft²

73.17 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.

GIRAFFE360



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 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.