



St. Marys Drive, Diss - IP22 4PT





## St. Marys Drive

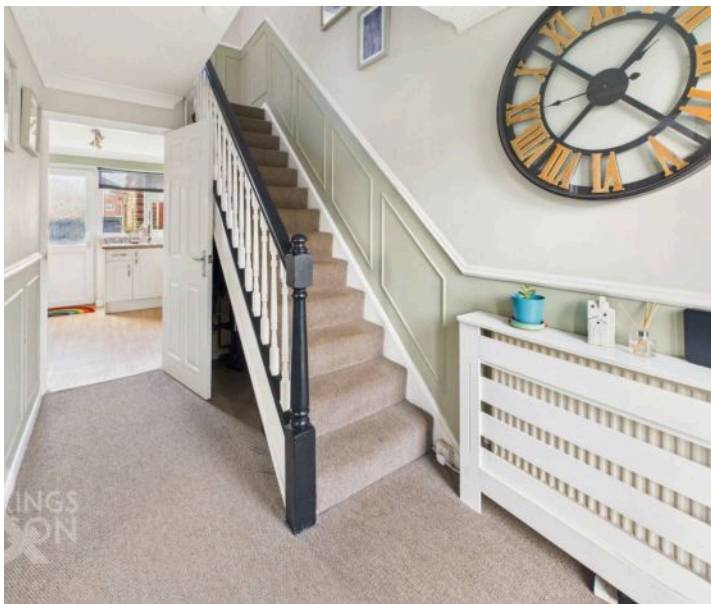
Diss

Having benefitted from recent care from the current owners this END-OF-TERRACE home offers an inviting décor throughout with a FREE-FLOWING GROUND FLOOR living space being the centrepiece of the home. This area measures an impressive 21' and features a WOOD BURNER with more than enough space for both a SITTING ROOM and DINING ROOM suite flowing easily into the KITCHEN and an UPGRADED GARDEN ROOM extension, ideal as a kids play room, home office or further reception area. From the landing, THREE BEDROOMS can be found all having use of the three piece family bathroom. The rear garden has also undergone care and attention by the current owners to offer a FULLY ENCLOSED space, set back from other homes retaining its PRIVACY with a newly laid and extended PATIO AREA with large EXTERNAL BRICK STORAGE SPACE.

Council Tax band: B

Tenure: Freehold

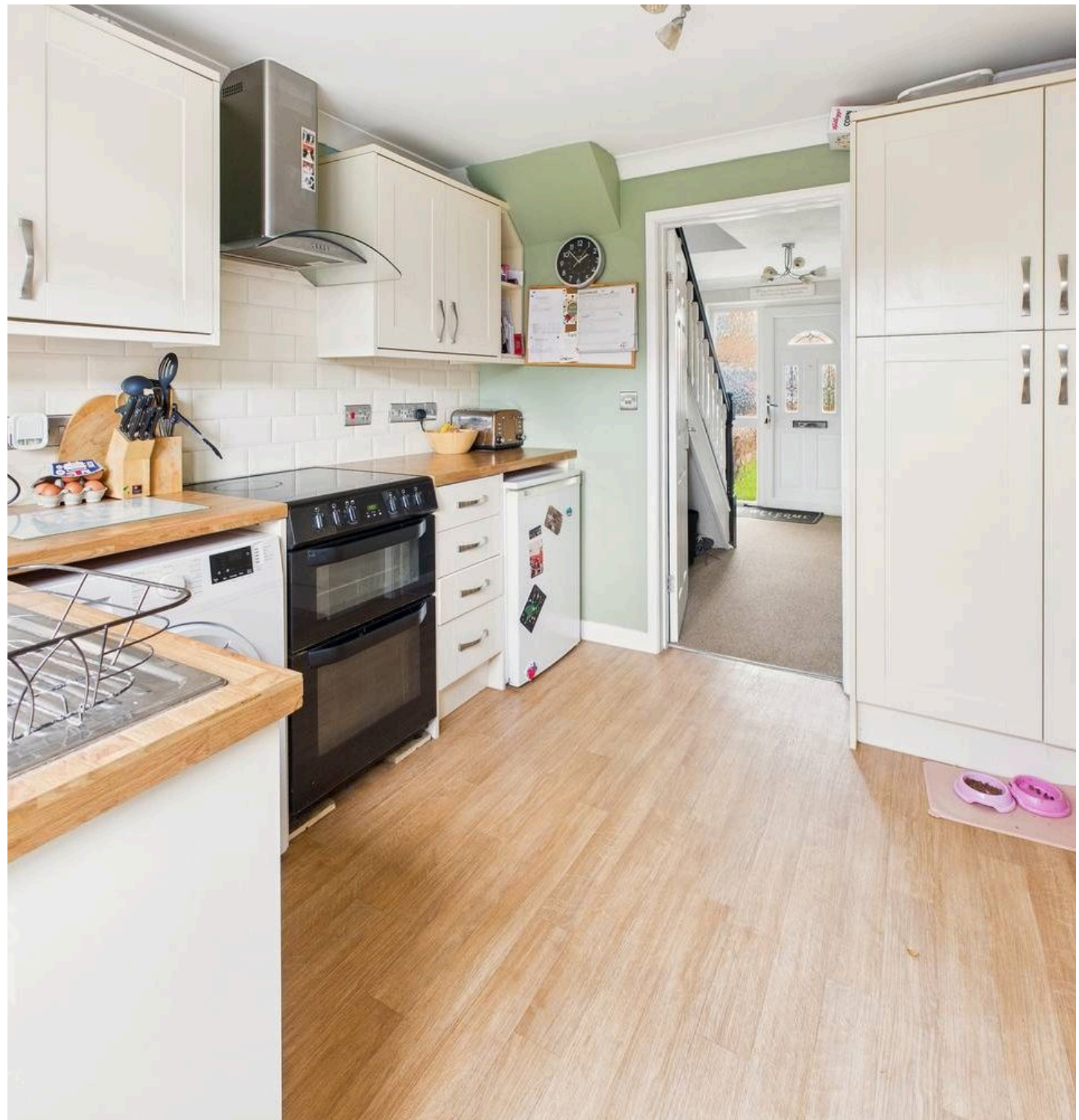
EPC Energy Efficiency Rating: D





- End-Of-Terrace Home
- Free Flowing 21' Ground Floor Living Space
- Updated Garden Room Extension
- Attractive Decorative Overhaul Throughout
- Three Bedrooms Off Landing
- Three Piece Family Bathroom
- Fully Enclosed & Private Garden With Extended & Newly Laid Patio
- Close To All Local Shops, Supermarkets, Public Transport & Schools

The property is located just outside the centre of Diss within a small cul-de-sac and 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

The property is set back from the street and public footpath with a low level timber picket style fence which gives way to the lawn garden frontage with raised planting bed adding vibrancy to this outside space. A separate alleyway to the side of the home leads you down towards the rear with the access door coming through a swinging gate with tiled and pitched awning above.

## THE GRAND TOUR

Once inside, the freshly redecorated central hallway is the first place to greet you with attractive decorative panelling adorning the wall and carpeted flooring granting access to the stairs for the first floor and all accommodation on the ground floor to the left, the first of the impressive living spaces greets you with a large uPVC double glazed window to the very front allowing natural light to flood the room. The large open flooring here allows for potential choice of lay out for soft furnishings with a recently installed wood burner ideal for those colder evenings. Through an opening to the left of the chimney, the flooring opens up yet again to offer room for a formal dining table with a handy garden room extension at the very rear currently functioning as a children's playroom however offering potential for a further reception area or potential home office setup if desired. Access via both the central hallway and the dining area the kitchen can be found with a wide array of wooden base mounted storage units set around wooden effect work surfaces which in turn give way to space for freestanding appliances such as an oven and hob, washing machine, fridge and freezer with all tiled splashbacks and fitted extraction hood over the oven and hob.

The first floor landing splits in each direction to allow access into each of the three bedrooms with further decorative panelling continuing up the stairs onto the main landing. At the very rear of the home a three piece family bathroom suite can be found with a predominantly tile surround featuring a tall heated towel rail and shower head mounted over the bath.

The larger of the bedrooms comes towards the very front of the home benefiting from a built in storage wardrobe. This room again has been attractively decorated by the current owners with a large front facing double glazed window and open carpeted floor space more than capable of hosting a double bed with further soft furnishings. A second double bedroom sits at the rear of the home which due to its position and in relation to neighbouring properties retains privacy at the back of the home overlooking the rear garden with large open carpeted floor space, the smaller of the bedroom sits towards the very front of the home, perfectly designed to accommodate a single bed or to function as a nursery for expecting families with handy over the stair storage space

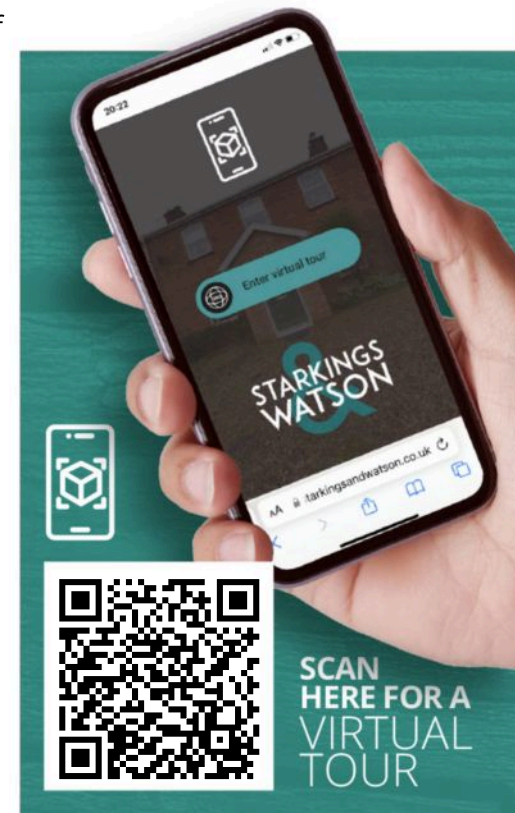
## FIND US

Postcode : IP22 4PT

What3Words : ///cornfield.passages.remark

## VIRTUAL TOUR

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







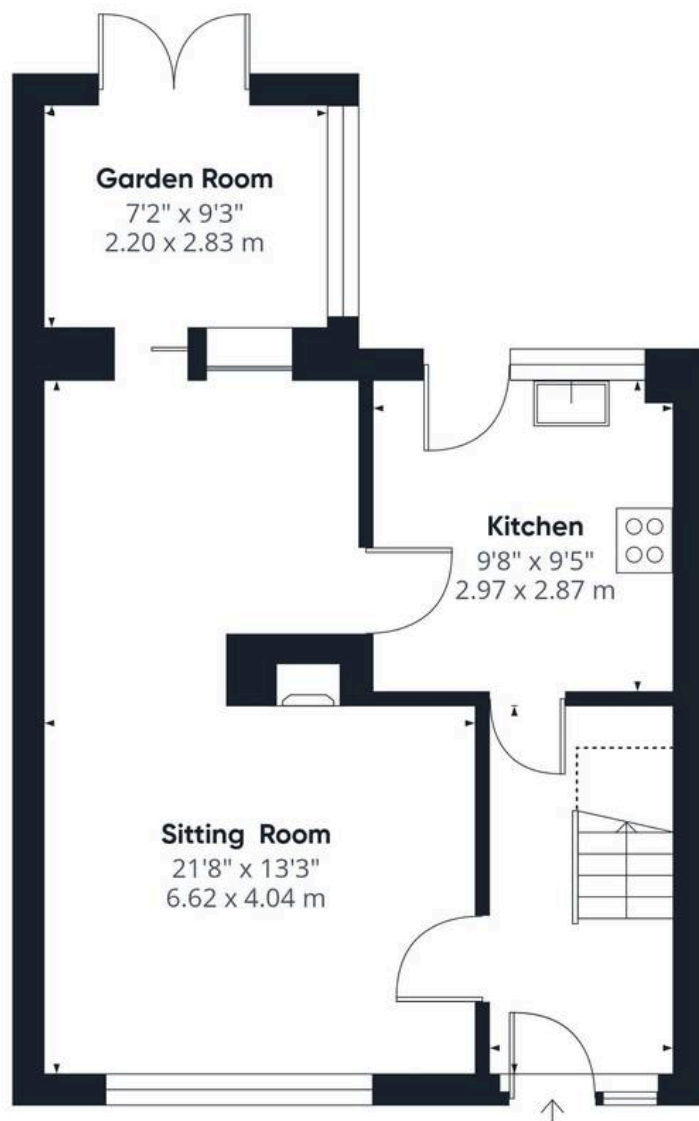




## THE GREAT OUTDOORS

The rear garden is another space that has been lovingly attended to by the current owners, with an extended patio seating area perfect for those warmer months where a further log store and bin storage space have been erected by the current owners, with a manicured lawn and raised planting beds all giving way to a brick store with further corrugated workshop space all within the fully enclosed garden area.





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

859 ft<sup>2</sup>

79.8 m<sup>2</sup>

**Reduced headroom**

14 ft<sup>2</sup>

1.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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