



Pheasant Drive, Diss IP22 4US

welcome to

Pheasant Drive, Diss

Situated in Diss, this beautifully maintained three-bedroom detached home features a modern kitchen with open-plan dining, utility, downstairs W/C, two reception rooms, and a primary bedroom with en-suite. Outside offers off-road parking, garage and enclosed garden.

Entrance Hall

Window to side aspect, radiator, front door.

Cloakroom

W/C, radiator, wash basin.

Lounge

12' 10" x 12' 1" (3.91m x 3.68m)

Window to front aspect, radiator, carpet flooring.

Dining Room

9' 4" x 13' (2.84m x 3.96m)

Skylight, door to garage, hard flooring.

Reception Room

8' 4" x 18' 6" (2.54m x 5.64m)

Patio door to side, radiator, hard flooring.

Kitchen

18' x 9' 3" (5.49m x 2.82m)

Window to rear aspect, wall and base units, radiator, gas hob, integrated appliances, tiled splash back, patio door to rear.

Utility Room

5' 4" x 5' 8" (1.63m x 1.73m)

Base units, space for white goods, pantry cupboard, boiler.

Landing

Loft hatch, airing cupboard, carpet flooring.

Bedroom 1

12' 10" x 10' 8" (3.91m x 3.25m)

Window to front aspect, radiator, access to ensuite, carpet flooring.

En-Suite

Window to front aspect, radiator, wash basin,

shower, w/c.

Bedroom 2

8' 6" x 9' 5" (2.59m x 2.87m)

Window to rear aspect, radiator, carpet flooring.

Bedroom 3

9' 5" x 9' 3" (2.87m x 2.82m)

Window to rear aspect, radiator, carpet flooring.

Bathroom

Window to side aspect, wash basin, w/c, bath tub, hard flooring.

Rear Garden

Patio area, turfed, fence for boundary.

Parking

Off road parking.

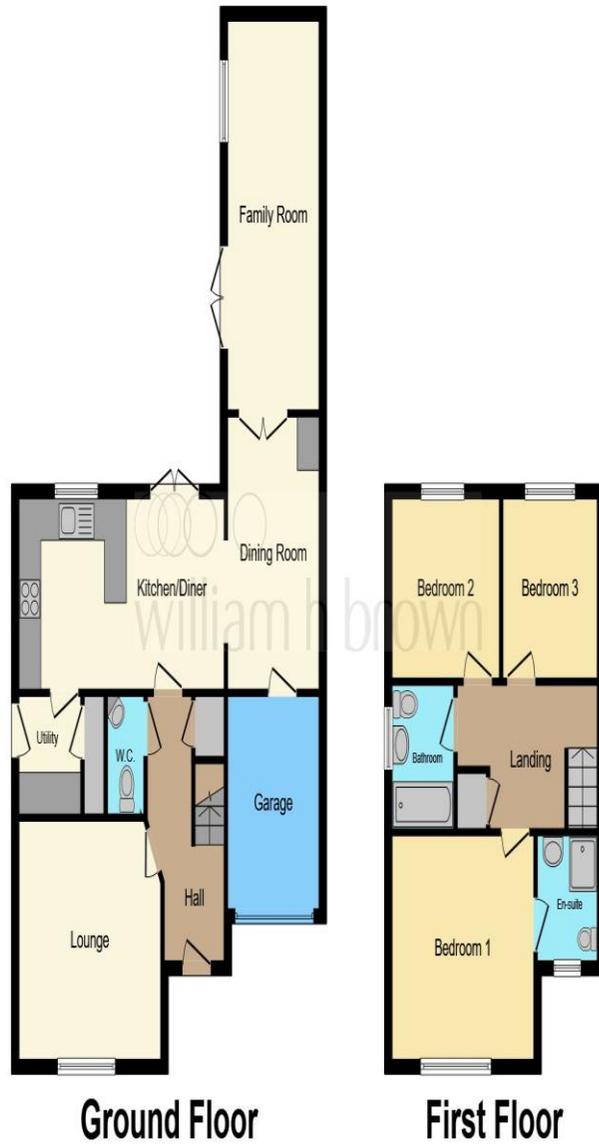
Garage

12' 11" x 9' 7" (3.94m x 2.92m)

Manual up and over door, electric, concrete flooring.

Agents Note

Estate charge of £160 per annum. Please contact the office for more information.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to
Pheasant Drive,
Diss

- Three-bedroom detached house
- Modern kitchen with open-plan dining
- Separate utility room
- Primary bedroom with en-suite
- Well-maintained enclosed rear garden

Tenure: Freehold EPC Rating: B
Council Tax Band: C

offers in excess of
£350,000



view this property online williamhbrown.co.uk/Property/DSS111308



Property Ref:
DSS111308 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01379 644719



Diss@williamhbrown.co.uk



1 Navire House Mere Street, DISS, Norfolk,
IP22 4AG



williamhbrown.co.uk