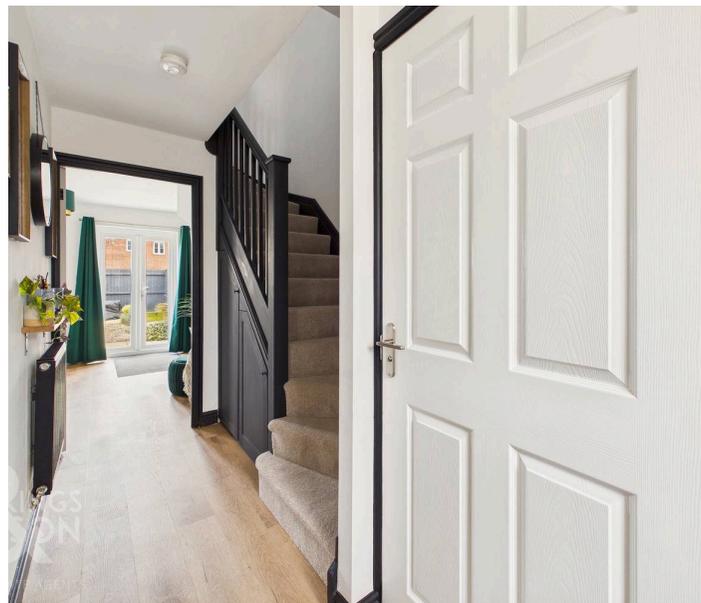




Ensign Way, Diss - IP22 4GP

**STARKINGS
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HYBRID ESTATE AGENTS



Ensign Way

Diss, Diss

This beautifully presented TWO BEDROOM MODERN MID-TERRACE offers stylish and comfortable living in a sought-after residential location. Upon entering, you are greeted by a welcoming hallway that leads through to a SPACIOUS SITTING ROOM which enjoys direct views and access to the landscaped rear garden and is flooded with NATURAL LIGHT. The re-fitted kitchen features contemporary units, integrated appliances, and ample workspace, making it ideal for every-day cooking. Completing the ground floor is a useful W/C. Upstairs, you will find TWO GENEROUS DOUBLE BEDROOMS, each benefitting from BUILT-IN STORAGE solutions to maximise space and convenience. The property also includes a modern family bathroom providing practicality for busy households. Externally, there are SUNNY and FULLY LANDSCAPED rear gardens as well as ALLOCATED PARKING SPACE with further visitor parking options available close by. Finished to an excellent standard throughout, this home is ready for immediate occupation and would suit a range of buyers, from FIRST TIME BUYERS to those looking to downsize.

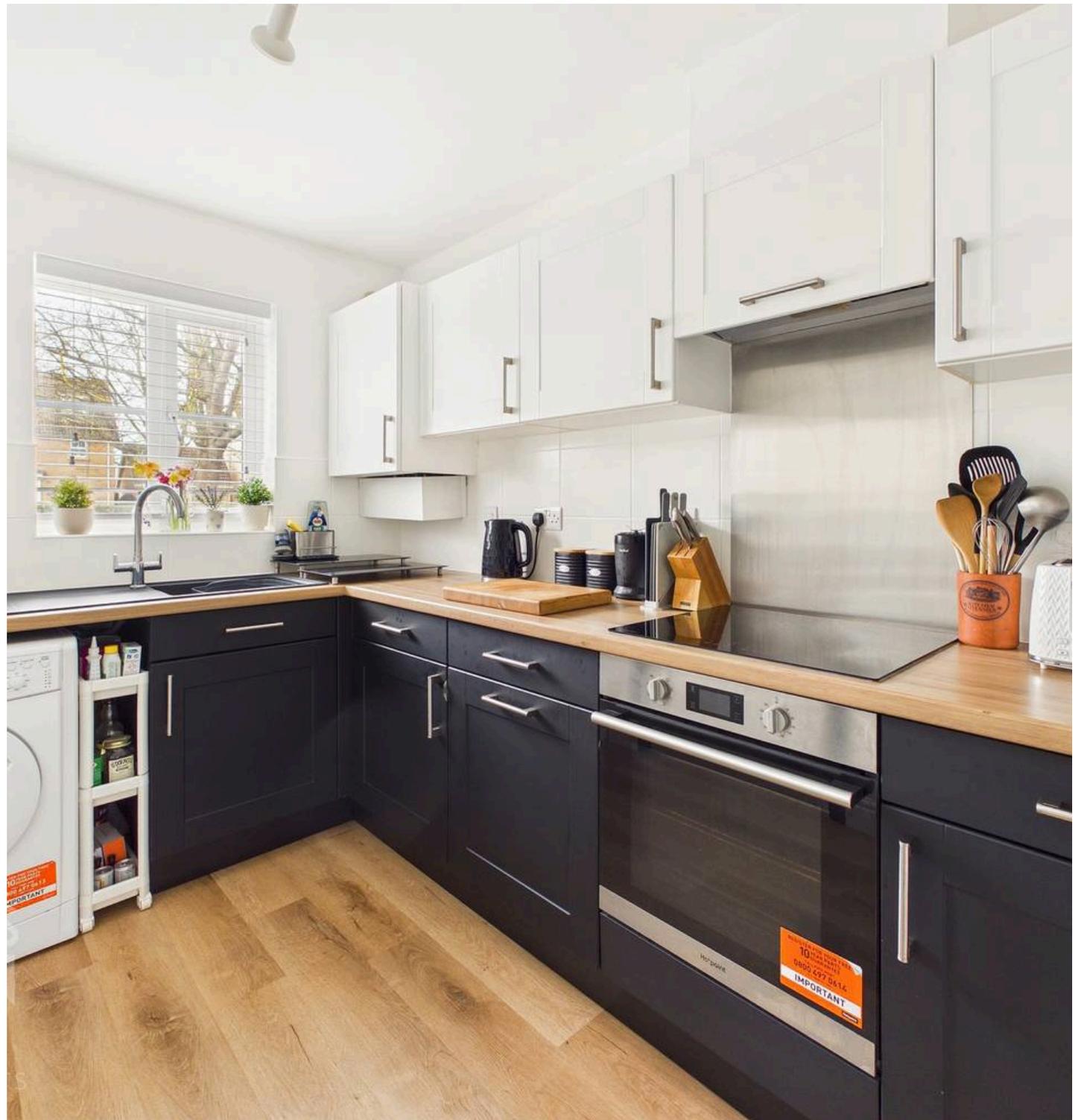
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Mid Terrace Home
- Presented In Excellent Order
- Re-fitted Kitchen
- Sitting/Dinning Room Backing Onto The Garden
- Two Generous Double Bedrooms With Storage
- Family Bathroom & Separate W/C
- Fully Landscaped Rear Garden
- Allocated Parking Space & Visitor Parking

The property is located 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 Ensign Way there is parking to the rear of the house within the communal parking area. To the front there is green space with a pathway to the front of the house into the main entrance door. Visitor parking can also be found to the front by the green space.

THE GRAND TOUR

Entering the house via the main entrance door to the front there is a bright entrance hallway with stairs to the first floor landing ahead, understairs storage cupboard and the all important ground floor w/c to the right hand side. The separate kitchen is found to the left of the hallway having been re-fitted with a range of contrasting wall and base level units with rolled edge worktops over. There is an integrated electric oven and hob with extractor fan over as well as space for white goods. To the rear of the house is the sitting/dining room flooded with natural light and double doors leading out to the rear garden.

Heading up to the first floor landing there is fitted storage as well as loft access. Off the landing is a family bathroom presented in very good order with a w/c, hand wash basin and a bath with shower over. Two generous double bedrooms can also be found off the landing benefitting from the extra space that being over the passage affords. The bedroom to the rear offers views of the garden as well as double wardrobes. The bedroom to the front of equal size offers a range of fitted wardrobes and storage.

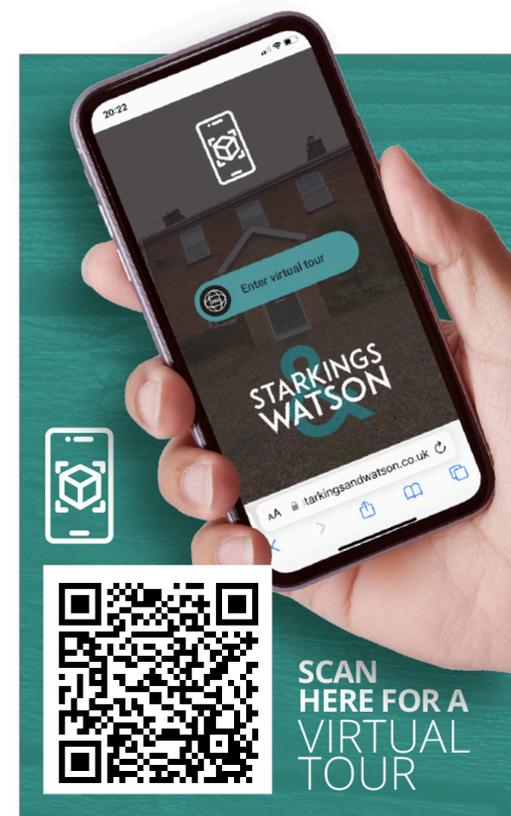
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VIRTUAL TOUR

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



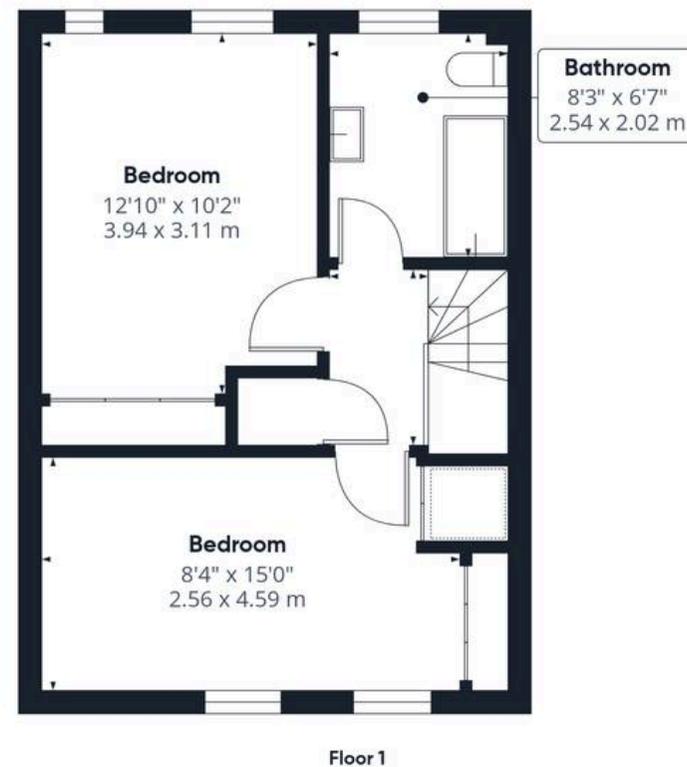
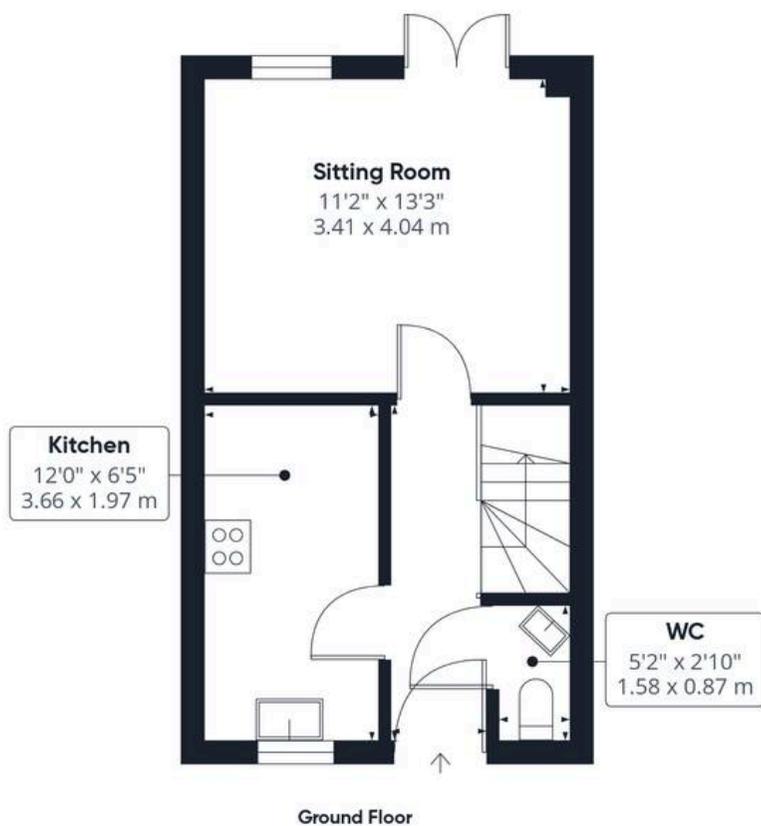




THE GREAT OUTDOORS

The fully landscaped rear garden is bigger than you might expect and benefits from a sunny aspect. The garden is mostly laid to patio and shingle with plenty of space for outside dining. There are raised planting borders as well as timber fencing enclosing. A gate leads from the rear garden to the communal parking area beyond as well as a covered passage leading front to rear.





Approximate total area⁽¹⁾
665 ft²
61.6 m²

(1) Excluding balconies and terraces

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