



**Stanley Road, Diss, IP22 4AZ**  
**Guide Price £230,000 - £240,000**



A SUBSTANTIAL AND SPACIOUS THREE BEDROOM HOUSE OCCUPYING A PARTICULARLY LARGE PLOT BUT WITHIN CLOSE PROXIMITY TO THE CENTRE OF TOWN. FURTHER BENEFITING FROM A SINGLE GARAGE, CARPORT, EXTENSIVE OFF-ROAD PARKING AND NO ONWARD CHAIN.

# Stanley Road, Diss

## Key Features

- Short walking distance to amenities
- Single garage & carport
- Extensive off-road parking
- Ground floor wc
- Over 800 sq ft
- No onward chain
- Council Tax Band C
- Freehold
- Energy Efficiency Rating C.

## Situation

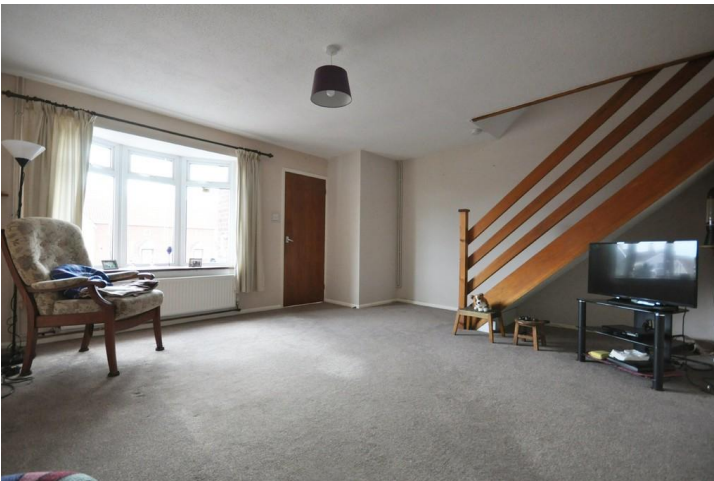
Set well back off the road upon a slightly elevated position, the property is well situated within a short stroll to the centre of town and to open rural countryside. The historic market town of Diss is found on the South Norfolk borders within the beautiful countryside surrounding the Waveney Valley. The town offers an extensive and diverse range of many day to day amenities and facilities along with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

## Description

The property comprises of a three bedroom semi-detached house having been built in the 1970s and of traditional brick and block cavity wall construction under a pitched interlocking tiled roof and with the benefit of cavity wall insulation, replacement sealed unit upvc double glazed windows and doors, whilst be heated by a modern gas fired combination boiler via radiators (the boiler having only been installed in February 2017).

## Externally

The property is approached via wrought iron gates leading onto a tarmac and brick weave driveway serving for extensive off-road parking space. An area of lawn lies to the eastern boundaries and further leads to the single garage and adjacent car port (garage measuring 18' 4" x 9' 1" (5.61m x 2.79m) with electric up and over door to front, window and personnel door to side, power/light connected. Carport 19' 4" x 8' 6" narrowing to 7' 7" (5.90m x 2.61m narrowing to 2.32m) with timber shed with power/light connected). The main gardens lie to the rear of the property and are of a generous size being partly laid to lawn with a paved patio area abutting the timber summer house to also be included within the sale (measuring 7' 7" x 9' 9" (2.33m x 2.98m) with power/light connected).





# Stanley Road, Diss

## The rooms are as follows:

**ENTRANCE PORCH:** 4' 1" x 3' 2" (1.26m x 0.98m) Access via a upvc double glazed frosted door to front, secondary door giving access through to the reception room, further door to side giving access to cloakroom/wc.

**CLOAKROOM/WC:** 6' 5" x 2' 6" (1.96m x 0.78m) With frosted window to the side aspect and comprising of a low level wc and hand wash basin.

**RECEPTION ROOM:** 14' 3" x 15' 1" (4.35m x 4.62m) With window to the front aspect and flooded by plenty of natural light due to a southerly aspect. French doors opening through to dining area. Stairs rising to first floor level.

**RECEPTION ROOM TWO/DINING ROOM:** 11' 0" x 7' 4" (3.37m x 2.24m) With sliding double glazed doors giving access to the conservatory. Opening through to the kitchen area serving well as a kitchen/diner.

**KITCHEN:** 11' 0" x 7' 10" (3.37m x 2.40m) Double aspect with windows to the side and rear. The kitchen gives a good range of wall and floor units with marble effect roll top work surfaces, tiled splashbacks and inset one and half bowl stainless steel sink with drainer and mixer tap. Space/plumbing for automatic washing machine and tumble dryer etc.

**CONSERVATORY:** 7' 8" x 8' 11" (2.36m x 2.73m) A upvc double glazed conservatory extension upon a brick base. Door and direct access onto the rear gardens.

## FIRST FLOOR LEVEL:

**LANDING:** 8' 9" x 6' 1" (2.69m x 1.87m) With window to the side aspect, access to the three bedrooms and family bathroom. Access to loft space above. Built-in airing cupboard to side.

**BEDROOM ONE:** 13' 5" x 8' 7" (4.10m x 2.62m) With window to the front aspect and being a spacious double bedroom serving well as the master bedroom. Built-in storage cupboard to side.

**BEDROOM TWO:** 9' 6" x 8' 8" (2.92m x 2.65m) With window to the rear aspect and having elevated views over the rear garden. A good size double bedroom. Built-in storage cupboard to side.

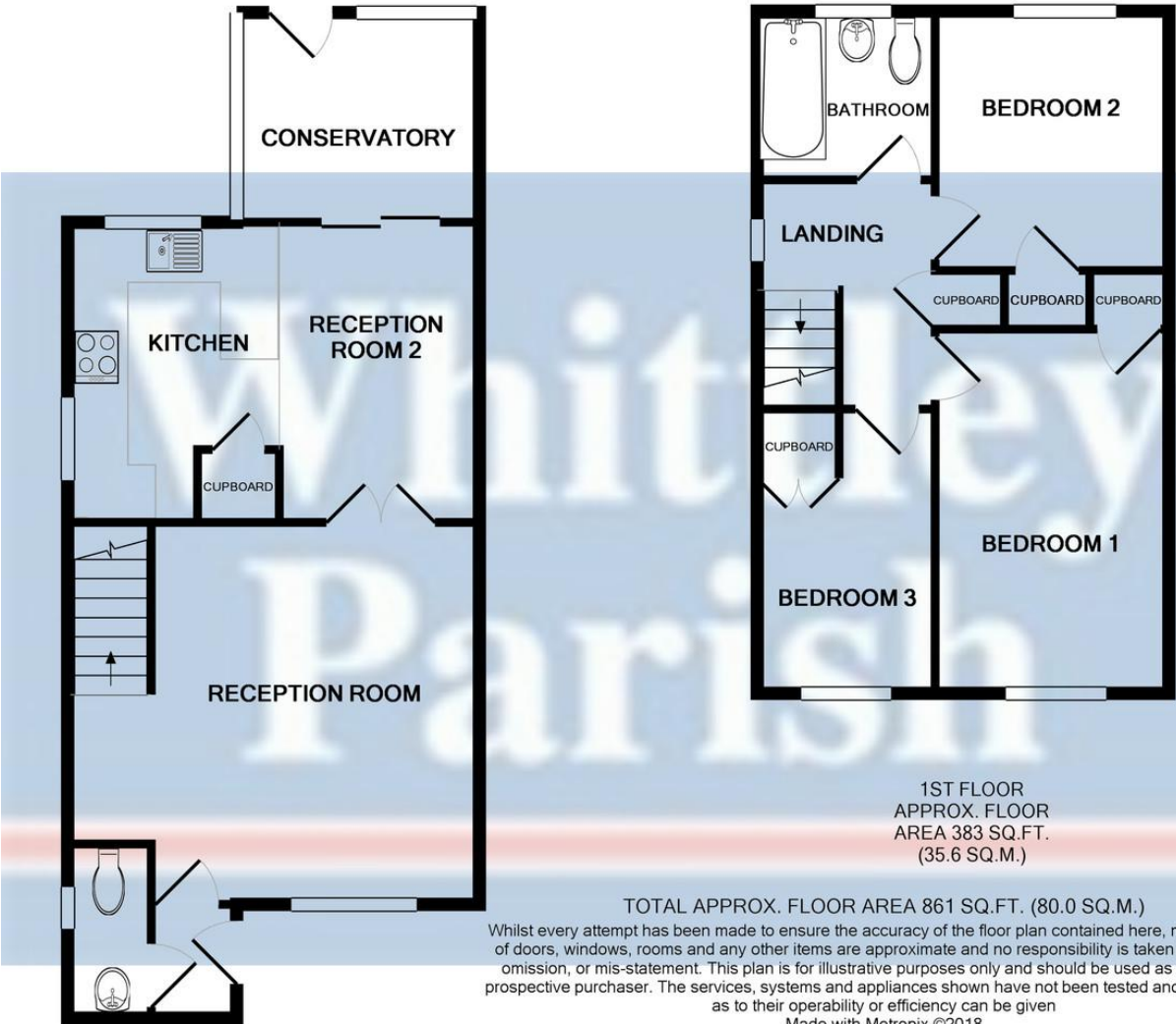
**BEDROOM THREE:** 10' 5" x 6' 2" (3.20m x 1.88m) With window to the front aspect and built-in storage cupboard over stairs.

**BATHROOM:** 5' 11" x 6' 1" (1.82m x 1.86m) With frosted window to the rear aspect, being a fully tiled suite, with panelled bath, shower, low level wc, hand wash basin and heated towel rail to side.

**VIEWINGS:** Strictly by appointment with Whittley Parish Estate Agents, please contact a member of the sales team at our Diss office on 01379 640808.

**OUR REF:** 7306





GROUND FLOOR  
APPROX. FLOOR  
AREA 478 SQ.FT.  
(44.4 SQ.M.)

