



Prince William Way, Diss, IP22 4UE

Guide Price £350,000 - £370,000

Occupying a much sought after position within a small/private "mews like" situation, this immaculately presented four bedroom detached Charles Church built house offers extensive off-road parking and double garage.

- Double garage
- En-suite to master bedroom
- Immaculately presented
- Residue of 10 year NHBC certificate
- Solar panelling
- Council Tax Band D
- Freehold
- Energy Efficiency Rating B.



Property Description

SITUATION

Located to the north east of the town the property is still within walking distance of the main line railway station and town centre, found upon a modern and attractive development of similar luxury properties most of which were built some 5 or so years ago and comprises of a mixture of different types of houses centred around a large green giving a pleasing feel to the development. In particular the property in question enjoys perhaps one of the best positions upon the development, being situated at the end of a small mews like close having a more private and secluded situation in comparison to the remainder of the development. The historic market town of Diss is found upon 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 with the benefit of a mainline railway station with regular/direct services to London/Liverpool Street and Norwich.

DESCRIPTION

The property was constructed and completed in 2013 by respected developers Charles Church, whom are well known for building properties to a high specification up and down the country. The house comprises of a four bedroom detached property of brick and block cavity wall construction under an interlocking tiled roof, with high thermal insulation levels and heated by a modern gas fired central heating boiler via radiators, with a pressurised system and solar panelling providing hot water top up. There is also the benefit of an internal air filter circulation system at ground floor and first floor level. Throughout the property is presented in a most excellent decorative order having been well maintained and cared for.

EXTERNALLY

The property is approached via a brick weave driveway leading up to the garage and providing extensive off-road parking for 4 cars. The double garage measures 19' 7" x 18' 3" (5.99m x 5.57m), with two up and over doors to the front aspect, storage in eaves and power/light connected, composite double glazed door to side giving access to the rear gardens. To the front of the property there are nominal gardens, to the side aspect there is a gate giving access through to the rear gardens which are of a generous size and enclosed by panel fencing, being predominately laid to lawn with a paved patio area abutting the rear of the property and further paved patio area to the rear boundaries creating an excellent space for alfresco dining.

The rooms are as follows

ENTRANCE HALL: 15' 1" x 6' 2" (4.61m x 1.90m) Access via a composite double glazed frosted door to the front aspect, stairs rising to first floor level, with under stairs storage cupboard and cloakroom/wc. Three further internal doors giving access to reception room one, reception room two and kitchen/diner.

CLOAKROOM/WC: 3' 5" x 5' 1" (1.05m x 1.57m) With matching suite in white comprising of a low level wc and wash hand basin with tiled splashbacks. Part tiled walls. Radiator to side.

RECEPTION ROOM ONE: 14' 4" extending into bay to 17' 5" x 10' 1" (4.38m extending into bay to 5.31m x 3.09m). Found to the front aspect of the property enjoying views into the close itself. A generous sized room with French doors giving access through to the kitchen/diner. Focal point being the feature fireplace to side.

RECEPTION ROOM TWO: 8' 8" x 9' 0" (2.66m x 2.76m) With window to the front aspect and currently used as an office however lends itself for a number of different uses. With the benefit of a deep storage cupboard to side.

KITCHEN: 9' 5" x 26' 3" (2.89m x 8.01m) Found to the rear of the property and having views and direct access onto the rear gardens via upvc French double glazed doors. The kitchen area comprises of an extensive range of wall and floor unit cupboard space with roll top work surfaces over, tiled splashbacks and under lighting. Inset AEG four ring gas hob with extractor above and double AEG oven to side. Fitted fridge/freezer, dishwasher etc. Secondary door giving access through to the utility room.

UTILITY: 5' 2" x 6' 5" (1.60m x 1.96m) With frosted composite door to side giving external access. A matching suite to the kitchen with wall and floor unit cupboard space, roll top work surface over, inset stainless steel sink with drainer and mixer tap. Space and plumbing for automatic washing machine or tumble dryer etc.

FIRST FLOOR LEVEL: LANDING: 4' 11" x 11' 8" (1.52m x 3.56m) With access to the four bedrooms and family bathroom. Access to loft space above. Deep built-in airing cupboard to side.

BEDROOM ONE: 9' 11" x 13' 4" extending to 16' 9" (3.04m x 4.08m extending to 5.11m) With two windows to the front aspect.

An extremely large master bedroom with the benefit of two double built-in storage cupboards to side and the luxury of en-suite facilities.

EN-SUITE: 4' 8" x 9' 1" (1.43m x 2.77m) With window to the front aspect and comprising of a double tiled shower cubicle, low level wc and wash hand basin. Heated towel rail to side.

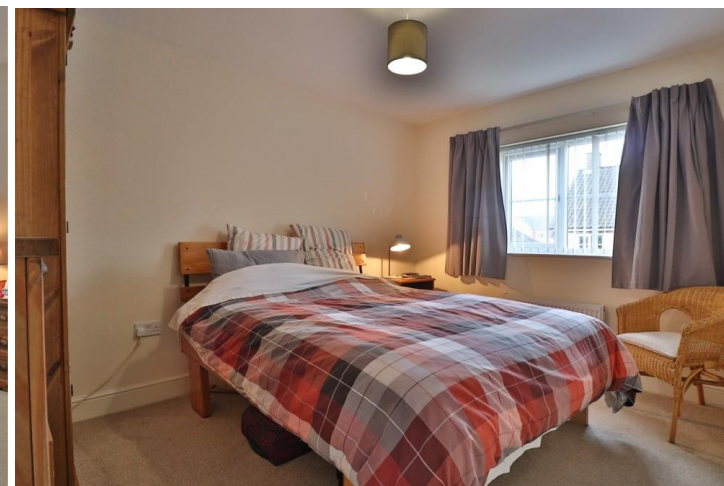
BEDROOM TWO: 11' 10" x 9' 2" (3.63m x 2.80m) With window to the rear aspect. A large size double bedroom.

BEDROOM THREE: 10' 11" narrowing to 8' 8" x 8' 4" (3.35m narrowing to 2.65m x 2.56m) Found to the rear aspect of the property and being a spacious double bedroom.

BEDROOM FOUR: 8' 8" x 7' 11" (2.65m x 2.43m) Window to the rear aspect and being a generous single size bedroom. Elevated views over the rear gardens.

BATHROOM: 4' 11" x 9' 1" (1.51m x 2.77m) With frosted window to the side aspect and comprising of a modern and contemporary suite in white with panelled bath and shower attachment over, low level wc and wash hand basin. Heated towel rail to side.

OUR REF: 7153



Viewing Arrangements

Strictly by appointment

Contact Details

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Diss

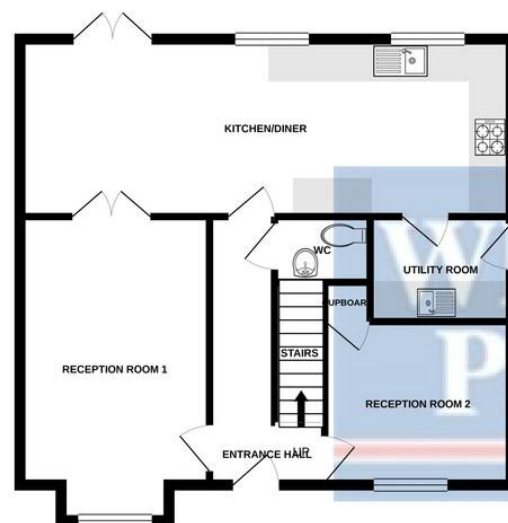
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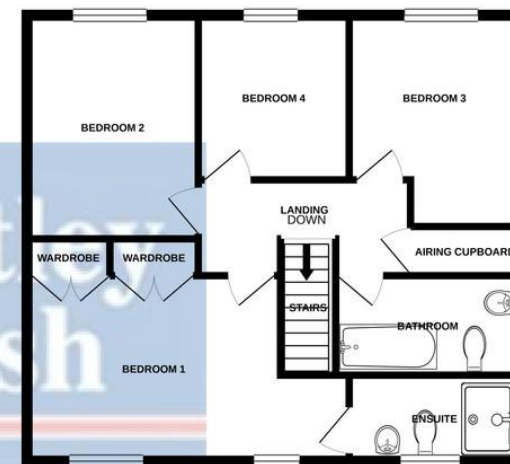
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

GROUND FLOOR
637 sq.ft. (59.2 sq.m.) approx.



1ST FLOOR
628 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA : 1264 sq.ft. (117.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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