



Waveney Road, Diss, IP22 4JQ

Fixed Price £175,000

HAVING BEEN ENHANCED AND UPGRADED THIS IMMACULATLY PRESENTED TWO BEDROOM HOUSE OCCUPIES A MOST PLEASING POSITION UPON A SMALL CLOSE AND WITHIN SHORT WALKING DISTANCE OF AMENITIES AND FACILITIES.

- Off-road parking
- Landscaped gardens
- New windows and doors
- Freehold
- X 2 Double bedrooms
- Vendor has found onwards
- Council Tax Band B
- Energy Efficiency Rating D.



Property Description

SITUATION

Located within Diss on a secluded and quiet no-through road, the property is within easy walking distance of the town's high street and railway station. Waveney Road is discreetly positioned to the south of Victoria Road and offers an attractive assortment of period and modern properties leading down towards the Waveney. The historic market town of Diss is found in the beautiful countryside close to the Waveney valley on the south Norfolk borders, the town offers an extensive and diverse range of many amenities and facilities whilst having the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich. For the motorist there is easy access to the A140 with Norwich lying approximately 25 miles to the north and Ipswich respectively some 26 miles to the south.

DESCRIPTION

The property comprises of a two bedroom mid-terrace house, having been built in the mid 1980's by much respected local builder Danny Ward and is of traditional brick and block cavity wall construction under a pitched interlocking tiled roof. The property has recently just benefited from the installation of replacement sealed unit upvc double glazed windows and doors whilst particular notice is drawn to the luxury of the installation of wood laminate flooring at ground floor level. Throughout the property offers particularly spacious accommodation for a two bedroom property whilst there is a good deal of open plan living at ground floor level. At first floor level notice is drawn to the two double bedrooms along with the bathroom having only been re-modelled in more recent times.

EXTERNALLY

To the front of the property there is the benefit of off-road parking leading up to the front of the house, with there being a useful external storage area attached to the front of the property. The main gardens lie to the rear and are of a generous size, enclosed by concrete posts and panel fencing. The gardens have been thoughtfully planted and are now well established and well stocked giving an abundance of charm and colour during the summer months. To the rear boundaries a side gate gives external access to the gardens adjacent to a large timber shed. Abutting the rear of the property is a paved patio area creating an excellent space for alfresco dining.

Agents Note: The agent advises certain fittings are excluded from the purchase price, for full details on the fixtures and fittings please contact the selling agent.

The rooms are as follows:

ENTRANCE HALL: Access via a newly installed composite double glazed frosted door to front. Stairs rising to first floor level with deep under stairs storage cupboard. Access to kitchen to side and further access via four panel internal door to the reception room. Oak engineered flooring flowing through.

KITCHEN: 5' 2" x 8' 5" (1.59m x 2.57m) With window to the front. The kitchen offers a good range of wall and floor unit cupboard space with newly installed wood effect roll top work surfaces, new stainless steel sink with part drainer and mixer tap above. Tiled splashbacks.

RECEPTION ROOM/LOUNGE/DINER: 12' 1" x 19' 5" (3.7m x 5.94m) A particularly large bright and airy main reception room divided into two arrears. There perhaps would be the

opportunity of putting the dividing wall up should one require to form a separate lounge and dining room area. Newly installed upvc double glazed French doors opening onto the rear paved patio area and gardens beyond, as such giving pleasing views out.

FIRST FLOOR LEVEL:

LANDING: 7' 9" x 6' 2" (2.38m x 1.88m) Giving access to the bedrooms and bathroom. Skylight to front. Built-in airing cupboard to side. Good space for side furniture.

BEDROOM ONE: 12' 0" x 12' 2" (3.66m x 3.71m) A particularly large master bedroom found to the rear aspect of the property and with part elevated views over the rear gardens.

BEDROOM TWO: 9' 0" x 8' 9" (2.76m x 2.68m) Window to the front aspect and again being able to cater for a double

bedroom if required. Alcove to side giving useful space for storage.

BATHROOM: 7' 9" x 5' 6" (2.37m x 1.70m) A modern re-modelled suite in white comprising of a panelled bath with electric shower over, low level wc and wash hand basin.

DIRECTIONS: From our Diss office proceed to the top of the hill and turn left onto Denmark Street. On reaching the roundabout at the bottom of Denmark Street take the first left onto Park Road. Proceed along this road, over the next two roundabouts and onto Victoria Road. Waveney Road will be found on the right hand side before reaching the next roundabout. The property will be located towards the end of Waveney road on the left hand side.

OUR REF: 7284



Viewing Arrangements

Strictly by appointment

Contact Details

4-6 Market Hill

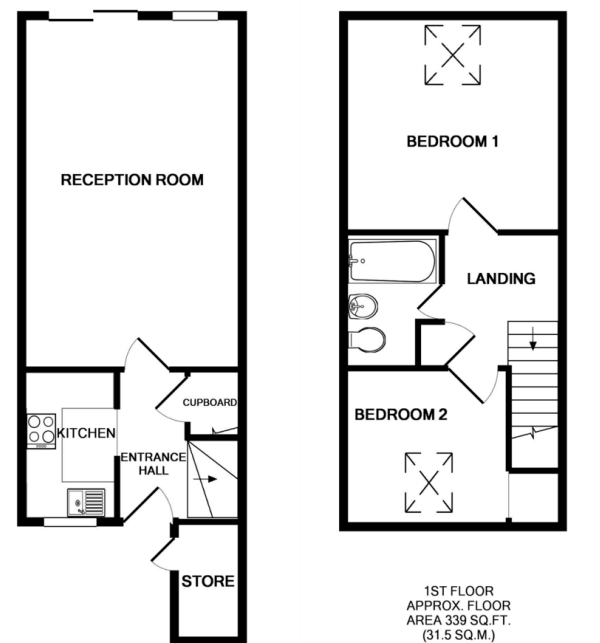
Diss

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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.



TOTAL APPROX. FLOOR AREA 702 SQ.FT. (65.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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