



## Denmark Rise, Diss, IP22 4LG

Guide Price £330,000

AN EXTREMELY SPACIOUS (1400 SQ FT) FOUR BEDROOM DETACHED HOUSE OCCUPYING A MOST GENEROUS PLOT UPON A SOUGHT AFTER AND DESIRABLE CLOSE NESTLED IN THE HEART OF DISS. FURTHER BENEFITING FROM SOUTH WESTERLY FACING REAR GARDENS, NO ONWARD CHAIN AND WITHIN SHORT WALKING DISTANCE OF THE TOWN CENTRE.

- South westerly facing rear gardens
- 4 double bedrooms
- Single garage
- Carport
- Private/secluded gardens
- Council Tax Band D
- Freehold
- Energy Efficiency Rating D



## Property Description

### Situation

Location is one of the most important factors and this property enjoys being found upon a small and select close of similar attractive properties all occupying large plots and within close proximity of the town centre being a short stroll away and further within a stones throw of the attractive mere and park. 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 was built in the late 1960s and is of 'trusteel' construction under a pitched interlocking tiled roof and with the benefit of the installation of replacement sealed unit upvc double glazed windows and doors, whilst being heated by a gas fired central heating boiler via radiators. Internally the property offers particularly spacious accommodation (over 1400 sq ft) with particular notice drawn to the bedrooms at first floor level all being good size double bedrooms. Originally the property was built on a double plot giving more external space than in comparison to neighbouring properties.

### Externally

The property is approached via a brickweave driveway leading up to the property and single garage (measuring 17' 10" x 9' 1" (5.45m x 2.79m) with up and over door to front, power/light connected, upvc double glazed window to side, door to side). To the rear of the garage there are two outside stores, one measuring 3' 1" x 3' 7" (0.96m x 1.10m) and other 3' 4" x 5' 2" (1.02m x 1.60m) both with power/light connected. Attached to the garage is the carport measuring 7' 11" x 22' 5" (2.43m x 6.84m). The main gardens are found to the rear and of a most generous size offering a great deal of privacy and seclusion within being well established with a variety of herbaceous plants, shrubs, roses, specimen trees. The gardens are predominantly laid to lawn and enjoy a south westerly aspect taking in all of the afternoon and evening sun.



**The rooms are as follows:**

**ENTRANCE HALL:** 18' 3" x 5' 11" (5.57m x 1.81m) Access via replaced composite double glazed frosted door to front, stairs rising to first floor level, under stairs storage and further storage cupboard housing the gas fired boiler. Parquet flooring, access to reception room one, reception room two, kitchen/diner and cloakroom/wc.

**CLOAKROOM/WC:** 4' 1" x 6' 0" (1.25m x 1.83m) With frosted window to the rear aspect comprising of a low level wc and hand wash basin.

**RECEPTION ROOM ONE:** 21' 10" x 13' 6" (6.66m x 4.13m) Being a bright and spacious double aspect room with windows to the front and rear, further upvc French doors opening onto the rear gardens.

**RECEPTION ROOM TWO:** 7' 8" x 12' 11" (2.35m x 3.95m) With window to the front aspect and flooded by plenty of natural light via large picture window.

**KITCHEN/DINER:** 13' 8" x 12' 11" (4.18m x 3.94m) With window to the rear aspect and enjoying views onto the rear gardens.

Composite double glazed frosted door to side giving access through to carport. The kitchen offers an extensive range of wall and floor units with wood effect roll top work surfaces over, tiled splashbacks, inset one and a half bowl stainless steel sink with mixer tap above.

**FIRST FLOOR LEVEL:**

**LANDING:** 2' 8" x 11' 1" (0.82m x 3.40m) Giving access to the four bedrooms and family bathroom. Double built-in airing cupboard to side. Access to loft space above.

**BEDROOM ONE:** 13' 1" narrowing to 10' 11" x 15' 9" (4.00m narrowing to 3.33m x 4.81m) With window to the front aspect and being an extremely spacious master bedroom with the benefit of two double built-in storage cupboards.

**BEDROOM TWO:** 13' 3" narrowing to 11' 1" x 13' 6" (4.04m narrowing to 3.38m x 4.14m) With window to the front aspect and being a large double bedroom with double built-in storage cupboard to side.

**BEDROOM THREE:** 11' 3" narrowing to 8' 5" x 9' 2" (3.45m narrowing to 2.57m x 2.80m) With window to the rear aspect and enjoying elevated views over the rear gardens to the west. A double bedroom with double built-in storage cupboard and further single built-in cupboard.

**BEDROOM FOUR:** 8' 5" narrowing to 5' 5" x 10' 5" (2.58m narrowing to 1.66m x 3.19m) With window to the rear aspect and enjoying elevated views over the rear gardens to the west. A double bed sized room with double built-in storage cupboard.

**BATHROOM:** 5' 5" narrowing to 3' 3" x 9' 9" (1.66m narrowing to 1.01m x 2.99m) With frosted window to the rear aspect and comprising of a low level wc, hand wash basin and bath with shower over.

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

**OUR REF:** 7274



## Viewing Arrangements

Strictly by appointment

## Contact Details

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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.

