



## Long Meadow Drive, Diss, IP22 4QS

**Guide price of £200,000 to £210,000**

Found within short walking distance of the town centre and open rural countryside, this spacious and immaculately presented three bedroom house has the benefit of allocated off-road parking and underfloor heating.

- Low running costs
- Underfloor heating
- High thermal insulation levels
- Triple glazed windows
- Air source heat pump
- Council Tax Band B
- Freehold
- Energy Efficiency Rating D.



## Property Description

### Situation

The property is found within a modern and attractive development known as "Long Meadow", comprising of similar attractive properties close to the rural countryside and yet still within walking distance to the centre of town and local schooling in Roydon. The historic and thriving market town of Diss is found on the south Norfolk borders and close to the beautiful countryside surrounding the Waveney Valley, offering an extensive range of many day to day amenities and facilities and further having the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

### Criteria

The development was originally constructed by national developers Crossover CZero who developed a reputation for

building affordable and sustainable housing constructed to high standards. As such the property is offered at a discounted price which is lower than its open market value and on the basis that any successful purchaser will have passed the eligibility criteria, of having lived in the area for a certain amount of time and having a housing need. Subsequently the property will be purchased at a discounted price and at anytime in the future will have to be sold at a discounted price. For further information please contact the selling agent.

To be eligible to purchase this property all applicants need to be able to answer yes to one of the following questions. For an application form then please contact the selling agent.

1. Residents of the parishes of Diss and Roydon who have lived in those parishes for a total of at least 3 of the last 10 years.
2. Former residents of the parishes of Diss and Roydon who have lived in those parishes for at least 3 of the last 10 years.

3. Residents of the parishes of Diss and Roydon who have lived in the parishes or the adjacent parishes of Bressingham, Heywood, Shelfanger, Burston, Scole, Stuston, Palgrave and Wortham for the last 3 or more years.

4. People working in the parishes of Diss and Roydon and have done so for the last year or more for at least 10 hours each week.

5. Residents of the adjacent parishes of Bressingham, Heywood, Shelfanger, Burston, Scole, Stuston, Palgrave and Wortham whom have lived in one or more of these parishes (or the parishes of Diss and Roydon) for the last year or more.

6. Residents of the parishes of Diss and Roydon who have lived in those parishes for less than 3 years.

7. Residents of the adjacent parishes of Bressingham, Heywood, Shelfanger, Burston, Scole, Stuston, Palgrave and Wortham whom have lived in those parishes or the parishes of Diss and Roydon for less than 3 years.

## Description

The property is of timber frame construction with colour washed rendered elevations under a pitched tiled roof. The internal walls have been filled with high insulation levels made from various renewable materials. There is the further benefit of sealed unit wood casement triple glazed windows and doors, whilst the property is heated by a modern and efficient air source heat pump, by under floor heating combined with high thermal insulation levels means the property has very low running costs. The agent further advises there is a service charge which contributes to the upkeep and maintenance of the communal areas which is approximately in the regions of around £400 per annum.

The rooms are as follows:

**ENTRANCE HALL:** 16' 9" x 6' 9" extending to 9' 10" (5.12m x 2.07m extending to 3.00m) A spacious and pleasing first impression, stairs rising to first floor level and access to the

kitchen, reception room and wc. LVT flooring flowing through. Under stairs storage cupboard.

**CLOAKROOM/WC:** 4' 7" x 6' 1" (1.41m x 1.86m) An oversized cloakroom with low level wc and hand wash basin. LVT flooring and being of a size could be adapted to a wet room if required.

**KITCHEN/BREAKFAST ROOM:** 11' 8" x 9' 2" (3.57m x 2.80m) With window to the front aspect, the kitchen offers an extensive range of wall and floor units with wood effect roll top work surfaces, tiled splashbacks, inset stainless steel sink with drainer and mixer tap, space for white goods etc. LVT flooring.

**RECEPTION ROOM:** 11' 0" x 16' 4" (3.36m x 4.98m) Found to the rear aspect of the property and with views and access onto the rear gardens, French doors to rear leading onto the paved patio area.

### FIRST FLOOR LEVEL - LANDING:

10' 2" x 6' 7" extending to 12' 11" (3.12m x 2.02m extending to 3.95m) Providing access to the three bedrooms and bathroom, built-in airing cupboard to side and access to loft space above.

**BEDROOM ONE:** 13' 6" x 9' 3" (4.14m x 2.84m) Found to the rear aspect of the property being a generous double bedroom with built-in storage cupboards to side.

**BEDROOM TWO:** 10' 4" x 7' 10" (3.17m x 2.39m) With window to the front aspect being able to cater for a double bed if required.

**BEDROOM THREE:** 10' 4" narrowing to 7' 8" x 8' 1" (3.17m narrowing to 2.36m x 2.48m) With window to the front aspect and being able to cater for a double bed.

**BATHROOM:** 6' 11" x 6' 7" (2.12m x 2.01m) With frosted window to rear comprising of panelled bath with double headed shower over, tiled walls, low level wc and hand wash basin in white. Heated towel rail to side.

**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:** 8285



# 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.

