



Mission Road, Diss, IP22 4HX

Guide Price £220,000 - £230,000

Boasting a pleasing corner plot position with southerly facing rear gardens, this spacious 2 bedroom (x2 double bedrooms) semi-detached house is presented in an excellent decorative order. Within short walking distance of the railway station and being sold with no onward chain.

- Being sold with no onward chain
- X2 double bedrooms
- Southerly facing rear gardens
- Off road parking
- Corner plot position
- Council Tax Band B
- Freehold
- Energy Efficiency Rating C.



Property Description

Situation

Located in a popular residential development known as "Ashbrook Meadow" (having originally been built in 2006), the development comprises of a number of modern and attractive properties situated to the east of Diss and within walking distance of the town centre and railway station. The historic market town of Diss is found on the south Norfolk borders and 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 a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

The property was originally constructed in 2006 by Persimmon Homes and comprises a two bedroom semi-detached house being of modern construction with high thermal insulation levels, sealed unit upvc double glazed windows and doors, whilst being heated by a modern gas fired combination boiler via radiators (installed in 2022). Thought-out the property is well presented having a pleasing layout and flooded by plenty of natural light. Notice is drawn to the two bedrooms at first floor level both being generous double bedrooms with a good provision of built in storage cupboard space.

Externally

Set back from the road upon corner plot position, the property benefits from off road parking with a tarmac driveway leading up to the front of the property, the gardens to the side are thoughtfully planted, enclosed by established hedging giving a good deal of privacy (although could be adopted for further off road parking if required). The main gardens lie to the rear, enjoying a southerly aspect and have been landscaped with ease of maintenance in mind, enclosed by concrete post and panel fencing with brick walling to eastern boundaries.

The rooms are as follows

ENTRANCE HALL: (3.25m x 1.04m) (10' 7" x 3' 4") A pleasing first impression with access via a upvc double glazed door to front. Further providing access to the reception room, kitchen and cloakroom/wc. Stairs rising to first floor level.

CLOAKROOM/WC: (0.89m x 1.47m) (2' 11" x 4' 9") With frosted window to front. Comprising of a corner pedestal hand wash basin and low level wc.

RECEPTION ROOM: (4.04m x 3.1m) (13' 3" x 10' 2") (maximum measurements). A most generous size reception room enjoying from being a double aspect room and flooded by plenty of natural light. Built-in storage cupboard to side, (measuring 0.84m x 0.74m, 2' 9" x 2' 5").

KITCHEN/DINER: (4.01m x 2.57m) (13' 1" x 8' 5") Having a good range of wall and base storage units and incorporating a stainless steel single drainer sink. Four ring electric hob with oven/grill below and extractor fan above. Wall mounted gas fired boiler (hidden within cupboard). Plumbing for automatic washing machine and space for large fridge. Further providing good space for a dining room table and chairs. Enjoying views over the rear gardens and having access via upvc double glazed French doors onto the rear patio area and gardens beyond.

FIRST FLOOR: LANDING: Providing access to the two bedrooms and family bathroom. Further giving access to loft space above. Over stairs storage cupboard to side.

BEDROOM ONE: (3.48m x 2.5m) (11' 5" x 8' 2") Found to the northern aspect of the property and being a large double room with the benefit of built-in storage cupboards.

BEDROOM TWO: (4.01m x 2.49m) (13' 1" x 8' 2") Found to the southern aspect of the property and again being a good size double bedroom with the benefit of built-in storage cupboards to side.

BATHROOM: (2.03m x 1.93m) (6' 7" x 6' 3") Presented in a most excellent condition and comprising of a three piece suite, panelled bath with shower over, pedestal hand wash basin with mirror above and low level wc. Chrome towel rail.

SERVICES

Drainage - Mains

Heating type - Gas central heating

EPC rating - C

Council Tax Band - B

Tenure - Freehold

OUR REF 8355



Viewing Arrangements

Strictly by appointment

Contact Details

4-6 Market Hill

Diss

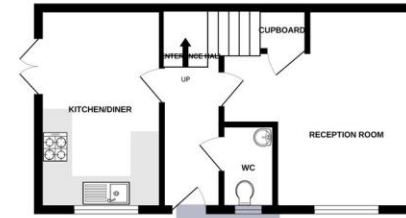
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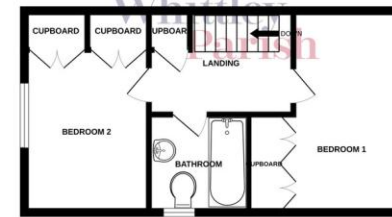
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their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

GROUND FLOOR
345 sq. ft. (32.0 sq.m.) approx.



1ST FLOOR
345 sq. ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA: 689 sq. ft. (64.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The actual system and apparatus shown here should be used as such by any prospective purchaser. The actual system and apparatus shown here should be used as such by any prospective purchaser. The actual system and apparatus shown here should be used as such by any prospective purchaser. Made with Metreplex CAD/CAM.

