



Clarence House Court, Diss, IP22 4UA

Guide Price £290,000 - £300,000

Situated within walking distance to the railway station, this three bedroom detached house is well presented throughout benefitting from a single garage, en-suite facilities and enclosed gardens.

- Single garage
- Enclosed gardens
- Kitchen/diner
- Freehold
- Walking distance to railway station
- En-suite facilities
- Council Tax Band C
- Energy Efficiency Rating C.



Property Description

Situation

Well located to the north east of the town centre, the property is found in an attractive, modern and small development of similar luxury properties. The development was originally built by Charles Church and Persimmon Homes in 2011/2012 and comprises of a mixture of properties overlooking a large green, giving a most pleasing feel to the development. The historic market town of Diss is found on the South Norfolk borders close to the beautiful countryside surrounding the Waveney Valley. The town offers an extensive range of day to day amenities and facilities along with a mainline railway station having regular/direct services to London Liverpool Street and Norwich.

Description

The property comprises a three bedroom detached house built in 2012 of traditional brick and block cavity wall construction under an interlocking tiled roof with the benefit of upvc double glazed windows and doors, whilst being heated by a gas fired central heating boiler via radiators. Offering light and spacious accommodation and being well presented in a good decorative order throughout giving versatile living of over 900 sq ft.

Externally

The property is set upon a no-through close being approached via a brick weave driveway giving off-road parking leading to single garage (measuring 9' 6" x 19' 4" (2.90m x 5.90m) with up and over door to front). The main gardens lie to the rear of the property being predominantly laid to lawn with decking area, whilst all being enclosed by panel fencing.

The rooms are as follows:

ENTRANCE HALL: 2' 11" x 16' 3" (0.91m x 4.96m) Giving access to wc, kitchen/diner and reception room. Two storage cupboards to side. Stairs rising to first floor level.

WC: 2' 8" x 4' 5" (0.82m x 1.36m) With window to front comprising low level wc and hand wash basin.

KITCHEN/DINER: 9' 2" x 15' 3" (2.80m x 4.66m) Double aspect to front and side, the kitchen offers a good range of wall and floor units, work surfaces, built-in AEG oven, four ring gas hob with extractor above, one and a half bowl stainless steel sink with drainer and mixer tap, integrated appliances, space for dining table and chairs.

RECEPTION ROOM: 16' 5" x 11' 11" (5.02m x 3.64m) With window to rear being a bright and spacious reception room with French doors giving views and access onto the rear gardens.

FIRST FLOOR LEVEL - LANDING:
Giving access to three bedrooms and bathroom. Airing cupboard to side.

BEDROOM ONE: 14' 5" x 8' 3" (4.41m x 2.54m) With two windows to front being a large double bedroom having two built-in wardrobes and the luxury of en-suite facilities.

EN-SUITE: 9' 0" x 4' 7" (2.75m x 1.40m) With window to side comprising shower cubicle, low level wc and hand wash basin over vanity unit.

BEDROOM TWO: 9' 3" x 9' 0" (2.83m x 2.76m) With window to rear being a double bedroom having views over the rear gardens.

BEDROOM THREE: 6' 5" x 9' 1" (1.97m x 2.78m) With window to rear lending itself for potential study space. Currently being used as a dressing room. Access to loft space above.

BATHROOM: 8' 5" x 6' 1" (2.57m x 1.87m) With window to side comprising panelled bath, low level wc, hand wash basin and heated towel rail.

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

OUR REF: 8110



Viewing Arrangements

Strictly by appointment

Contact Details

4-6 Market Hill

Diss

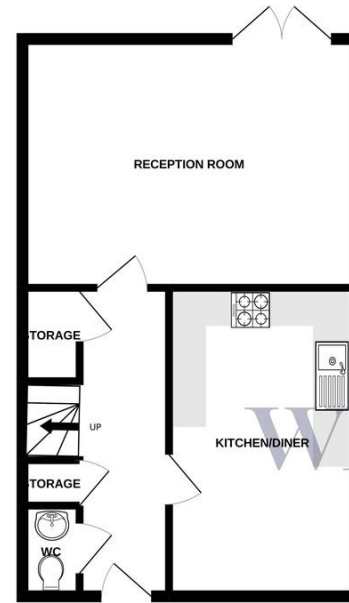
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sales@whittleyparish.com

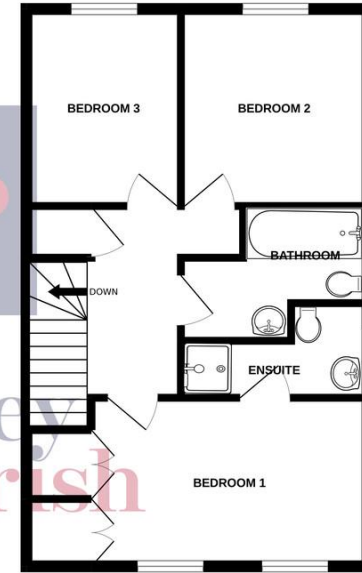
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their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

GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA: 940 sq.ft. (87.3 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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