



Partridge Rise, Diss, IP22 4UQ

Guide Price £325,000

A modern four bedroom detached house occupying a pleasing corner plot position and benefitting from southerly facing rear gardens, garage, en-suite facilities and residue of 10 year NHBC certificate.

- Immaculately presented
- Garage
- 1,100 sq ft
- Southerly facing rear gardens
- Walking distance to railway station
- Council Tax Band D
- Freehold
- Energy Efficiency Rating B.



Property Description

Situation

Well located towards the north east of the town centre, the property is found upon a modern and attractive development comprising of similar luxury properties. The development was originally constructed in 2019 by Persimmon Homes and comprises a mixture of different types of property centred around a large open green space giving a pleasing feel to the development, whilst being within short walking distance of the town centre and railway station. The historic market town of Diss offers an extensive and diverse range of many day to day amenities and facilities along with the benefit of a mainline railway station having regular/direct services to London Liverpool Street and Norwich.

Description

The property comprises a four bedroom detached house having been built and completed in 2020 by Persimmon Homes of traditional brick and block cavity wall construction under an interlocking tiled roof, heated by a gas fired combination boiler via radiators and with the benefit of upvc double glazed windows and doors. Throughout the property is presented in an excellent decorative order being of a high specification and offering versatile living space in the regions of 1,100 sq ft.

Externally

The property enjoys a pleasing position set back at the end of a small spur close approached via a tarmacked driveway leading to the garage. To the front the gardens are laid to lawn with a pathway and side access to the rear gardens. The main gardens enjoy a southerly aspect with a large paved patio area creating an excellent space for alfresco dining leading onto an area of lawn enclosed by concrete posts and panel fencing. The gardens are notably larger in size in comparison to similar properties.

The rooms are as follows:

ENTRANCE HALLWAY: Entry via upvc double glazed door into entrance hallway which has radiator, fuse board, LVT flooring.

Stairs rising to first floor. Doors to

LOUNGE: 10' 8" x 13' 1" (3.25m x 3.99m) Double glazed window to front aspect. Radiator. LVT flooring.

RECEPTION ROOM TWO: 10' 9" x 9' 10" (3.28m x 3.00m)

Currently being used as a downstairs bedroom. Double glazed window to front aspect. Radiator.

WC: 5' 3" x 2' 11" (1.61m x 0.89m) Secured double glazed window to the side aspect. Wash hand basin. Tiled splashback. Radiator. Low level wc.

KITCHEN/DINER: 20' 2" x 9' 6" (6.15m x 2.91m) Tiled floor.

Iron based level units with roll edge work surfaces over which are high gloss and handleless. Inset sink and drainer. Work surfaces have matching upstands. Double glazed window to rear elevation. Radiator. Integrated oven and grill with four ring gas hob with extractor over. Integrated fridge/freezer and

integrated dishwasher. In the dining area there is plenty of space for a four-six seater family dining table. Door through into ...

UTILITY: 5' 3" x 6' 1" (1.61m x 1.85m) High gloss handleless base level units with roll edge work surface over with an integrated washing machine. Space for a dryer. Wall mounted gas economy boiler. Double glazed door leading out into the rear garden. Further door leading into the downstairs cloakroom. Tiled floor. Radiator.

FIRST FLOOR LEVEL: LANDING:

Double glazed window to the side aspect. Access to the loft. Large storage cupboard. Doors to...

MASTER BEDROOM: 11' 0" x 11' 4" (3.35m x 3.45m) Double glazed window to rear aspect. Radiator. Door into ..

EN-SUITE: 5' 11" x 3' 8" (1.81m x 1.12m) Vinyl flooring with part tiled walls, wash hand basin with chrome mixer tap over. Obscure double glazed window to rear elevation. Low level wc, enclosed shower cubicle, extractor and radiator.

BEDROOM TWO: 8' 7" x 11' 5" (2.62m x 3.48m) Double glazed window to front aspect. Radiator.

BEDROOM THREE: 8' 11" x 9' 10" (2.72m x 3.00m) Double glazed window to front aspect. Radiator.

BEDROOM FOUR: 7' 9" x 8' 2" (2.36m x 2.49m) Double glazed window to front aspect. Radiator.

FAMILY BATHROOM: 8' 2" x 6' 4" (2.49m x 1.93m) Vinyl flooring. Panelled bath with part tiled walls, low level wc, wash hand basin with chrome mixer tap, extractor and radiator. Obscure double glazed window to rear elevation.

SERVICES

Drainage - Mains

Heating type - Main Gas

EPC rating - B

Council Tax Band - D

Tenure - Freehold

OUR REF: 8350



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.



Floor 0



Floor 1



Approximate total area⁽¹⁾
1143.74 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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