



Victoria Road, Diss, IP22 4JG

Guide Price £220,000 - £230,000

A charming and deceptively spacious three bedroom Victorian cottage found within striking distance of the town centre. Further benefitting from off-road parking, three double bedrooms, southerly facing rear gardens and being sold with no onward chain.

- Southerly facing rear gardens
- No onward chain
- First floor bathroom
- Freehold
- Off-road parking
- 3 double bedrooms
- Council Tax Band B
- Energy Efficiency Rating D



Whittley
Parish



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Property Description

Situation

Located within tricking distance of the town centre and railway station, the property occupies a prime position within short walking distance of the high street. The historic and thriving market town of Diss is situated on the south Norfolk borders within the beautiful countryside surrounding the Waveney Valle, the town offers an extensive and diverse range of many day to day amenities and facilities whilst having the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

This characterful three bedroom cottage is presented in an excellent decorative order and offers over 950 sq ft of versatile living space. As one would expect to find in a property of this nature there are many exposed and revealed period features. Having attractive colour wash rendered elevations under a pitched clay tiled roof and exposed timbers and beams. The cottage is heated via a modern gas fired central heating boiler via radiators and has the benefit of replacement sealed unit upvc double glazed windows and doors.

Externally

The property is set back from the road with there being the benefit of off-road parking access via a right of way with the neighbouring premises through the double doors to the right hand side of the property to a courtyard to the rear (off-road parking for one car). The main gardens lie to the rear and of a generous size enjoying a southerly aspect enclosed by panel fencing. A patio area abuts the rear of the property creating an excellent space for alfresco dining leading onto a large are of lawn.

The rooms are as follows:

ENTRANCE PORCH: Access via upvc double glazed door, a good space for shoes and coats, secondary door giving access to the entrance hall.

ENTRANCE HALL: 13' 5" x 5' 2" (4.09m x 1.57m) A pleasing and spacious first impression with pine staircase rising to first floor level and double doors leading to reception room one, secondary door to reception room two. Window to rear. Exposed timbers and beams.

RECEPTION ROOM ONE: 11' 10" x 11' 1" (3.61m x 3.38m) With window to the front aspect and double doors to side leading to the entrance hall. A particular focal point being the open fireplace with inset cast iron stove upon a pamment tiled hearth and exposed inner brick work.

RECEPTION ROOM TWO: 11' 4" x 11' 2" (3.45m x 3.40m) With window to the side aspect, exposed timbers and beams, fireplace with pamment tiled hearth and oak mantle over, access to kitchen to rear.

KITCHEN: 12' 2" x 6' 7" (3.71m x 2.01m) Offering a good range of wall and floor units, roll top work surfaces, windows to the side aspect, French doors to rear giving views and access onto the gardens. Arch connecting to the utility area 7' 10" x 6' 10" (2.39m x 2.08m) with a good range of wall and floor units matching the kitchen and space for white goods.

FIRST FLOOR LEVEL - LANDING:

With windows to the front and rear aspect, giving access to the three bedrooms and bathroom. Built-in airing cupboard to side housing the gas fired combination boiler.

BEDROOM ONE: 11' 5" x 11' 2" (3.48m x 3.4m) A generous double bedroom with part vaulted ceilings and window to the side aspect.

BEDROOM TWO: 11' 10" x 11' 2" (3.61m x 3.40m) With window to front being a double bedroom, wood laminate flooring.

BEDROOM THREE: 9' 5" x 8' 2" (2.87m x 2.49m) With window to the front aspect although the smaller of the three bedrooms still being a double bedroom with exposed pine floor boarding.

BATHROOM: 8' 8" x 8' 1" (2.64m x 2.46m) With window to the rear aspect comprising of a modern suite in white with panelled bath, tiled shower cubicle, low level wc and hand wash basin. Tiled walls.

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: 8227



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.



Approximate total area⁽¹⁾
986.32 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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