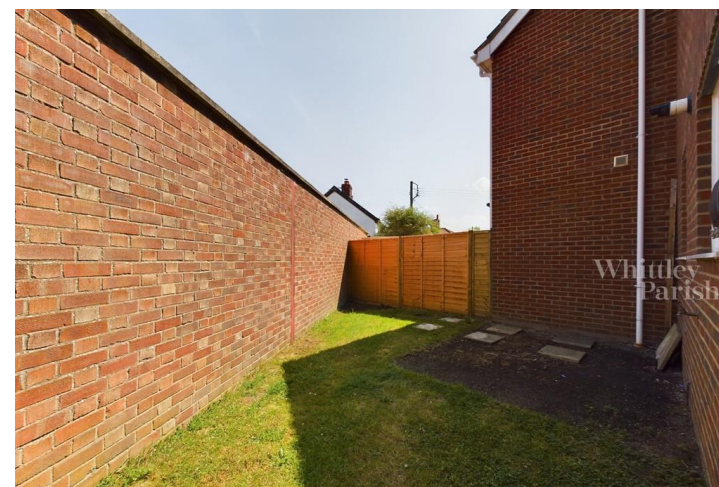




Rose Terrace, Diss, IP22 4FY
Guide Price £230,000 - £240,000



Occupying a pleasing corner plot position, this spacious three bedroom house is nestled within a small and private close. Immaculately presented throughout and benefitting from being sold with no onward chain.

Rose Terrace, Diss

Key Features

- No onward chain
- Allocated off-road parking
- Immaculately presented
- Corner plot position
- Approx. 700 sq ft
- Walking distance to railway station
- Council Tax Band B
- Freehold
- Energy Efficiency Rating C

Situation

Found to the south east of the town centre, the property enjoys a pleasing position within a small close comprising of similar attractive properties lying off a country lane towards the outskirts of the town and still within walking distance of the high street and mainline railway station. The historic market town of Diss is found on the south Norfolk borders within the beautiful countryside surrounding the Waveney Valley and offers an extensive and diverse range of many day to day amenities and facilities along with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

The property comprises a three bedroom end-of-terrace house having been built in 2012 of traditional brick and block cavity wall construction with high thermal insulation levels under a pitched pantile roof, with sealed unit upvc double glazed windows and doors and heated by a modern gas fired combination boiler via radiators. Connected to mains drainage. Internally the house offers a pleasing layout having open plan living at ground floor level accentuating the feeling of space and light. Presented in an excellent decorative order the property has been well maintained and cared for. There is a management fee for the area, the costs this year were £245.00 and is payable in April/May.

Externally

The property enjoys a pleasing position set back at the end of a small 'mews-like' close benefitting from front gardens enclosed by picket fencing and established hedging. A side gate gives access to the main gardens, essentially separated into two areas. Abutting the rear of the property is an area of garden being laid to lawn and enclosed by brick walling and panel fencing, leading to the side gardens which enjoy a south westerly aspect.



Rose Terrace, Diss

The rooms are as follows:

RECEPTION ROOM: Access via a composite door to front and having open plan living opening through to the kitchen area taking a double aspect with windows to front and side aspect, French upvc doors opening onto the rear gardens. Stairs rising to first floor level.

KITCHEN: With window to the rear aspect and offering a good range of wall and floor units, wood effect roll top work surfaces, four ring gas hob with extractor above and oven below, space for white goods. Stainless steel one and a half bowl sink with drainer and mixer tap.

INNER HALL: Providing access to the wc and with double built-in storage cupboard to side.

WC: With frosted window to the rear aspect comprising of low level wc and hand wash basin with tiled splashback. Lino flooring.

FIRST FLOOR LEVEL - LANDING:

Giving access to the three bedrooms, bathroom, built-in storage cupboard to side and access to loft space above.

BEDROOM ONE: Found to the front of the property being a double bedroom having double built-in storage cupboards to side.

BEDROOM TWO: Another generous double bedroom with window overlooking the rear gardens, double built-in storage cupboard to side.

BEDROOM THREE: With window to the front aspect being a well proportioned single bedroom.

BATHROOM: With frosted window to the rear aspect comprising a modern three piece suite in white with panelled bath and shower over, low level wc and hand wash basin. Tiled walls. Lino flooring.

SERVICES:

Drainage - Mains
Heating Type - Gas
EPC rating - C
Council Tax Band - B
Tenure - Freehold

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

OUR REF: 8315

