



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

sales@whittleyparish.com
01379 640808

IP22 4JZ
Diss Norfolk

4/6 Market Hill

Contact Details

Strictly by appointment

Viewing Arrangements



Wordsworth Road, Diss, IP22 4QA

Guide Price £365,000

Having been much enhanced and extended, this spacious four bedroom house occupies a generous size plot. Boasting large southerly facing rear gardens, three reception rooms and being within short walking distance of the town centre.

- Southerly facing rear gardens
- Extended & enhanced
- 3 reception rooms
- Utility
- Garage
- Council Tax Band C
- Freehold
- Energy Efficiency Rating C



Property Description

Situation

Located slightly to the east of the town centre, the property is found on a pleasant and quiet no-through road enjoying a larger than average sized plot. Wordsworth Road is within easy walking distance of not only the town centre but the mainline railway station (with regular services to London Liverpool Street and Norwich). The historic market town of Diss is situated on the south Norfolk borders within the beautiful countryside surrounding the Waveney Valley, the town offers an extensive and diverse range of many day to day amenities and facilities.

Description

The property comprises a four bedroom detached house having originally been built in the 1980s by Messr Derek Ingram of traditional brick and block cavity wall construction under a pitched interlocking tiled roof, with replacement sealed unit upvc double glazed windows and doors, whilst being heated by a gas fired central heating boiler via radiators. In latter years the property has been significantly extended and enhanced with a great deal of versatile living space at ground floor level and notice drawn to the three reception rooms, utility room and office. Throughout the property is well presented having been well maintained and cared for.

Externally

The property is set back from the road having good off-road parking to the front upon a brick weave driveway leading up to the house and detached single garage (with electric roller door to front, storage space within eaves, power and light connected and personnel door giving access to the utility room). The main gardens lie to the rear of the property and are of a generous size enjoying a southerly aspect, a paved patio area abuts the rear of the property creating an excellent space for alfresco dining, leading onto a raised decking area and formal gardens beyond which are now well-stocked and established.

The rooms are as follows:

ENTRANCE HALL: A pleasing and spacious first impression with access via a upvc double glazed door to front, internal access to the reception room, kitchen and wc to side. Stairs rising to first floor level.

KITCHEN: With window to the front aspect and upvc door to side giving external access. This modern and contemporary kitchen offers an excellent range of wall and floor units with granite effect roll top work surfaces and integrated appliances comprising four ring gas hob with extractor above, fitted oven and microwave to side, fitted dishwasher and fridge.

RECEPTION ROOM ONE: Found to the rear of the property and with views overlooking the rear gardens, French upvc doors giving access to reception room two. Door to side giving access through to the dining room.

RECEPTION ROOM TWO: A latter extension being a generous size garden room flooded by plenty of natural light due to a southerly aspect, French upvc double glazed doors to side giving external access. LVT flooring.

RECEPTION ROOM THREE: With window overlooking the rear garden, serving well as a formal dining room. LVT flooring.

OFFICE: With French doors to rear giving access onto the rear gardens. Lending itself for a number of different uses. LVT flooring. Work surface to side with storage units below. Access through to the utility room.

UTILITY: With a good range of wall and floor units with roll top work surfaces, inset stainless steel sink with drainer and mixer tap, space for white goods and access through to the garage.

FIRST FLOOR LEVEL - LANDING: With access to the four bedrooms and bathroom. Window to side. Built-in airing cupboard housing the hot water cylinder. Access to loft space above.

BEDROOM ONE: Aspect to the rear of the property and with views over the rear gardens. A generous size principal bedroom. Double built-in storage cupboard to side.

BEDROOM TWO: Another double bedroom found to the front of the property.

BEDROOM THREE: A double bedroom with the benefit of a double built-in storage cupboard to side.

BEDROOM FOUR: Window to the front aspect being a single bedroom. Alcove to side giving useful storage space.

BATHROOM: With frosted window to side being a modern suite comprising walk-in shower to side, large hand wash basin over vanity unit, low level wc and tiled walls.

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

OUR REF: 8270

