



23 Hall Hills
Diss
Norfolk
IP22 4LP

Guide Price £535,000





- **Central Town Location**
- **Four generous bedrooms**
- **Recently fitted kitchen with separate utility**
- **Large Garden**
- **Double Garage**



Location

Hall Hills is a highly regarded residential location within the town, just a short walk into the busy and thriving market place. Diss is a market town on the Norfolk/Suffolk border with a surprising number of independent specialist shops and businesses providing a wide variety of goods and services including three national brand supermarkets. The town has well regarded schools, good sporting and leisure facilities and a wide range of social activities. Diss rail station lies on the Norwich to London Liverpool Street mainline, a journey to London scheduled to take around 90 minutes. The regional, cultural and business centre of Norwich lies approximately 25 miles to the north.



The Property

This spacious four bedroom family home is set in a prime location within the cul-de-sac occupying a generous corner plot with parking for several cars in front of the double garage. The carefully thought out accommodation extending to just under 2000 square feet living space. Built in the 1970's, this house is flooded with natural light due to its architectural style with particularly large linier style windows. Upon entry you will find a particularly large entry porch leading to in the bright entrance hall. The kitchen has been recently replaced including a sleek and modern fitted kitchen with central island and stylish granite worktops and window to the rear aspect. In addition to this there is a large utility space with a door to both the garden and offers internal access to the garage. Measuring over 30ft the living / dining room provides a spacious area for relaxing or entertaining and measures the entire depth of the property with useful double doors into the garden via the dining room. There is a useful extra reception accessed from the entrance hall which is currently used as an office but is easily large enough to be utilised as a playroom or even a downstairs fifth bedroom. Upstairs you will find four spacious double bedrooms accessed of a bright and spacious landing. All of the bedrooms offer useful built in wardrobes but bedroom one in particular has been recently fitted with stylish over head storage with built in lighting offering a pleasant boutique hotel feel.

A generous family bathroom with a newly fitted modern suite with a particularly large bath adding to the overall luxurious finish of this room which features a window to the front elevation.

Outside

Set in the corner of the cul-de-sac this property has a generous amount of parking to the front along a with a double garage. There is a paved pedestrian access to the rear garden which has two patios for enjoying the sun at different times of the day. The garden is mainly paid to lawn with a range of planted borders and raised beds.

Services

Mains water, drainage and electricity are connected to the property. Heating is provided by a gas boiler

Directions

From the TWGaze Office head up market hill and over the crossroads onto Roydon Road and Hall Hills will be found on the right hand side and number 23 is at the end of the cul de sac as you follow the road round to the right clearly marked with a for sale board.

Viewing

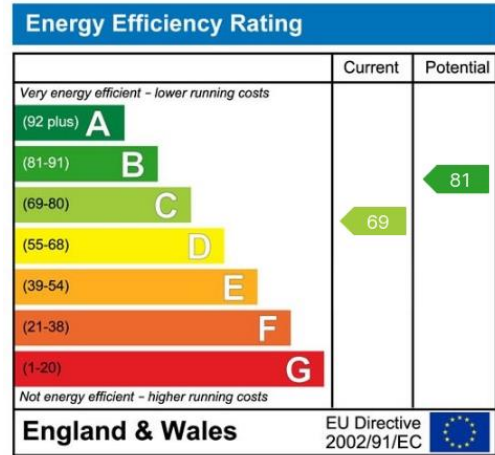
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Freehold

Important Notice

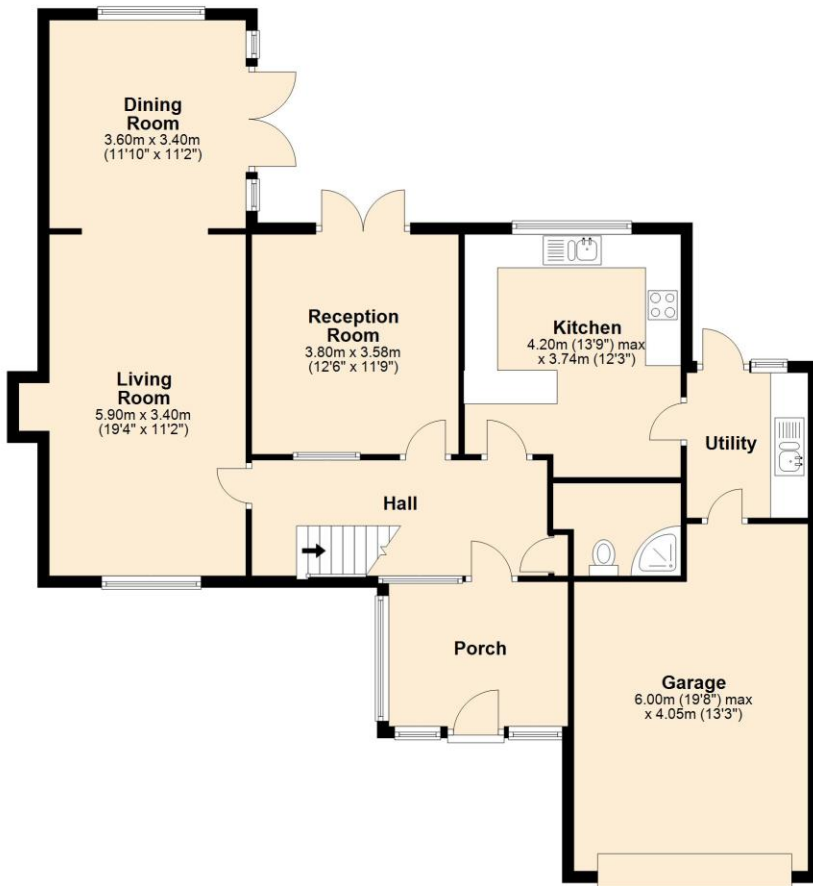
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Ground Floor

Approx. 114.5 sq. metres (1232.3 sq. feet)



First Floor

Approx. 64.7 sq. metres (696.9 sq. feet)



Total area: approx. 179.2 sq. metres (1929.2 sq. feet)

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10 Market Hill
Diss
Norfolk IP22 4WJ
t: 01379 651 931

33 Market Street
Wymondham
Norfolk NR18 0AJ
t: 01953 423 188

rural@twgaze.co.uk
www.twgaze.co.uk

