



Hall Hills, Diss, IP22 4LP

Guide Price £575,000 - £595,000

An exceptionally well presented four bedroom detached family home located in arguably one of the most desirable locations within Diss. The property has been the host of an extensive renovation project and the quality of specification is evident from the moment you step through the door.

- 4 double bedrooms
- Master bedroom with en-suite shower room
- Utility room with cooking facilities
- Freehold
- Ground floor bathroom & first floor shower room
- High specification kitchen
- Council Tax Band E
- Energy Efficiency Rating D.



Property Description

Situation

Found slightly to the west of Diss the property is situated in a small "park like" close which over the years has proved to have been a highly regarded and exclusive close where seldom does one see properties coming up for sale. Originally the close was the grounds of a large period property having been demolished in the late 1960's but still retaining many of the large mature trees and original walled gardens, giving a pleasing feel to the development with all of the properties found upon large plots and providing a more private and spacious feel to the close. 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 whilst having the benefit of a mainline railway station with regular/direct services to London Liverpool Street in 90 minutes and Norwich.

Description

This four double bedroom family home has well-proportioned accommodation spread over two floors in excess of 1900 square feet. As soon as you enter the property you are instantly greeted with plenty of natural light and the feeling of spaciousness, the generous size entrance hall which melds into the dining area provides an extremely sociable environment perfect for entertaining. The quality of finish is again evident instantly, the Kamdean parquet flooring which runs through the dining area and entrance hall sets the tone for what is to come. The kitchen is a modern, high specification and stylish design with high gloss units and quartz worksurfaces, it also comes equipped with top end integrated appliances. The lounge runs the full depth of the house and leads through into the conservatory, this is a generous size room and is complimented with a log burner. Upstairs the property is treated to four double bedrooms, an extension carried out by the current owners created the master bedroom which comes with an en-suite providing privacy from the rest of the home, and a generous set of fitted wardrobes with built-in drawers. The three other bedrooms are well served by a shower room that has his and hers sinks and a double shower cubicle with an impressive size rainfall shower head.

Externally

The property is set back off the road approached via a brick weave driveway leading up to the property and attached garage with electric up and over door to front, there is also power/light connected and a personnel door to rear giving access through to the utility. A side gate gives access to the rear gardens which benefit from having a south westerly aspect enjoying all of the afternoon and evening sun. The gardens offer a good deal of privacy/seclusion being predominantly laid to lawn and are well stocked and established with a variety of herbaceous plants, shrubs and roses etc. The rear garden has been meticulously cared for and supplies wonderful lashings of colour creating an extremely enjoyable outlook. This charming view can be enjoyed from all of the rooms to the rear of the house but our personal favourite would be from underneath the pergola, this spot provides some shade from the sun, however, when it begins to set and the lights come on you have the comfort of an intimate ambience perfect for alfresco dining and drinks.

The rooms are as follows:

ENTRANCE PORCH: Access via upvc double glazed door to front, windows to front and side, tiled flooring, good space for storage etc. Solid wood door giving access to the entrance hall.

ENTRANCE HALL: Floor to ceiling frosted windows to front aspect providing plenty of natural light through, double door cupboard to side. Stairs rising to first floor level. Large storage cupboard with shelving, power sockets. Kamdean parquet flooring. Opening to the dining hall.

DINING HALL: 10' 11" x 9' 11" (3.33m x 3.02m) Double glazed sliding doors providing access onto the garden terrace. Kamdean parquet flooring, wood panelling feature wall.

LOUNGE: 19' 5" x 11' 4" (5.92m x 3.45m) With windows to front, inset wood burning stove upon a marble hearth, sliding doors giving access to the conservatory.

CONSERVATORY: 7' 10" x 11' 3" (2.39m x 3.43m) Windows to sides and rear aspects, French doors providing access onto the rear garden. Tiled flooring.

BATHROOM: 8' 3" x 6' 0" (2.51m x 1.83m) Comprising P shaped bath with rainfall shower head above, low level wc, hand wash basin over vanity unit, heated towel rail. LVT flooring. Part tiled walls.

KITCHEN: 11' 1" x 14' 1" (3.38m x 4.29m) With two windows to rear

giving views over the gardens, the kitchen offers a generous range of handle less high gloss wall and floor units, quartz work surfaces, Neff self-extracting induction hob, twin hide and slide Neff electric ovens, two Neff warming/proving drawers, Neff microwave, inset sink with macerator/waste disposal unit and boiling water tap, built-in dishwasher, built-in full size larder fridge and full size freezer. LVT flooring.

UTILITY: 14' 5" x 5' 9" (4.39m x 1.75m) With handle less high gloss wall and floor units, quartz work surface, inset sink with drainer and mixer tap, space for two washing machines, built-in fridge freezer, built in dishwasher, integrated Bosch electric fan oven, Bosch oven/combination microwave. Solid wood door providing access to the garage and upvc door giving access to the garden. LVT flooring.

FIRST FLOOR LEVEL - LANDING: Window to front aspect, giving access to the four bedrooms and bathroom. Built-in storage cupboard to side. Access to loft space above.

MASTER BEDROOM: 10' 7" x 14' 0" (3.23m x 4.27m) With window to rear aspect, feature panel wall, archway into the walk-in wardrobe having built-in wardrobes and further door to en-suite facilities.

EN-SUITE: 6' 9" x 5' 9" (2.06m x 1.75m) Comprising double shower cubicle, low level wc, hand wash basin over vanity unit. Heated towel rail. LVT flooring. Velux window. Part tiled walls.

BEDROOM TWO: 10' 1" x 13' 8" (3.07m x 4.17m) With window to rear aspect being a generous bedroom having plenty of space for fitted wardrobes to be installed if required.

BEDROOM THREE: 9' 1" x 10' 3" (2.77m x 3.12m) With window to front, built-in wardrobes.

BEDROOM FOUR: 10' 7" x 8' 4" (3.23m x 2.54m) With window to rear aspect being a double bedroom with space for fitted wardrobes.

FAMILY BATHROOM: 8' 10" x 7' 3" (2.69m x 2.21m) With frosted window to front comprising double shower cubicle with rainfall shower head (built into the ceiling), low level wc, his and hers hand wash basins over vanity unit. Tiled splashbacks and part tiled walls. Heated towel rail. LVT flooring.

GARAGE: 17' 7" x 14' 11" (5.36m x 4.55m) Double garage with electric up and over door, power/light connected, wall mounted boiler, pressurised hot water cylinder.

SERVICES:

Drainage - main

Heating - gas

EPC Rating - D

Council Tax Band - E

Tenure - freehold

OUR REF: 8340



Viewing Arrangements

Strictly by appointment

Contact Details

4-6 Market Hill

Diss

IP22 4JZ

sales@whittleyparish.com

01379 640808

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.

