



Viscount Close, Diss, IP22 4GL
Guide Price £198,000



This spacious two-bedroom house, boasts a generous square footage in the regions of 650 sq ft, is perfectly situated just a short stroll away from the railway station. Featuring southerly facing rear gardens, two large double bedrooms & being sold with no onward chain.

Viscount Close, Diss

Key Features

- Allocated off-road parking
- Approx 650 sq ft
- 2 large double bedrooms
- Southerly facing rear gardens
- Short walking distance to railway station
- No onward chain
- Council Tax Band B
- Freehold
- Energy Efficiency Rating C.

Situation

Located in the popular residential development of Ashbrook Meadow, this property is situated to the east of Diss. It enjoys close proximity to both the railway station and the picturesque rural countryside. Diss, a charming historic market town, is nestled in the stunning countryside along the Waveney Valley. The town offers a wide range of amenities and facilities, making day-to-day living convenient and enjoyable. Additionally, the mainline railway station provides regular and direct services to both London Liverpool Street and Norwich.

Description

This generously sized two bedroom terraced house was built approximately 16 years ago by Persimmon Homes and is of modern construction with high thermal insulation levels, sealed unit UPVC double glazed windows and doors and is heated by a modern gas fired central heating boiler via radiators helping to reduce heating and maintenance commitments. The property offers spacious accommodation throughout, with approximately 650 sq ft of living space. Of particular note are the generously sized double bedrooms on the first floor which feature ample built-in storage cupboard space.

Externally

To the front there are small gardens that have been landscaped for ease of maintenance, enclosed by picket fencing. A side passage takes you to the spacious rear gardens which have a lovely southerly aspect, with further access to the allocated off-road parking space. The gardens are enclosed by concrete post and panel fencing with a paved patio area abutting the rear of the property.



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The rooms are as follows:

ENTRANCE HALL:

A pleasing first impression, access to the kitchen, reception room, wc to side and stairs rising to first floor level with under stairs storage cupboard. Laminate flooring flowing into the reception room.

WC: 5' 1" x 2' 10" (1.55m x 0.86m)

Comprising low level wc and corner hand wash basin with tiled splashback. Vinyl flooring.

RECEPTION ROOM: 11' 4" x 13' 3" (3.45m x 4.04m)

Flooded by plenty of natural light due to a southerly aspect and enjoying views and access onto the rear gardens via French upvc doors. Laminate flooring.

KITCHEN: 12' 0" x 6' 6" (3.66m x 1.98m)

Found to the front of the property, the kitchen offers a good range of wall and floor units, marble effect roll top work surfaces, four ring gas hob with extractor above and oven below, space for white goods, inset stainless steel sink with drainer and mixer tap. Vinyl flooring.

FIRST FLOOR LEVEL - LANDING:

Giving access to the two bedrooms and bathroom. Built-in airing cupboard to side. Access to loft space above.

BEDROOM ONE: 13' 1" x 10' 3" (3.99m x 3.12m)

A large principal bedroom found to the rear of the property and having elevated views over the rear gardens. Built-in storage space to side.

BEDROOM TWO: 8' 5" x 15' 0" (2.57m x 4.57m)

A large double bedroom found to the front of the property with double and single built-in storage cupboards.

BATHROOM: 8' 4" x 6' 6" (2.54m x 1.98m)

A well presented three piece suite in white with panelled bath and separate shower over, low level wc and hand wash basin.

SERVICES:

Drainage - mains

Heating - gas

EPC Rating - C

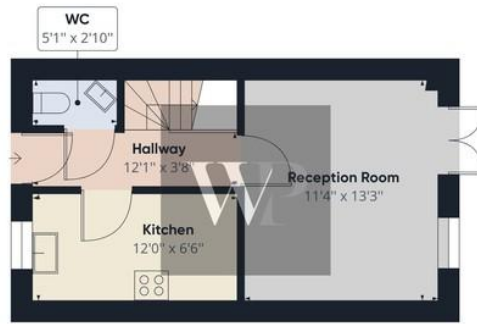
Council Tax band - B

Tenure - freehold

OUR REF: 8414



Viscount Close, Diss



Floor 0



Floor 1



Approximate total area⁽¹⁾
674.74 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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