



## Victoria Road, Diss, IP22 4JG

**Guide Price £300,000 - £325,000**

Situated within walking distance to the town centre and railway station, this substantial and attractive three bedroom Victorian house offers an expanse of versatile living space (over 1,400 sq ft). Further benefitting from a single garage, off-road parking and southerly facing rear gardens.

- **\*\*GUIDE PRICE £300,000- £325,000\*\***
- Off-road parking
- Walking distance to town centre & railway station
- Freehold
- Single garage
- Southerly facing rear gardens
- Council Tax Band C
- Energy Efficiency Rating D.



## Property Description

### Situation

Located within striking distance of the town centre, the property boasts a prime position being within easy/short walking distance of the many amenities and facilities the town has to offer. The historic market town of Diss has an excellent range of a diverse number of shops and facilities that is found on the South Norfolk borders within the beautiful countryside surrounding the Waveney Valley. There is a further benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich, (being just a 5 minute or so walk from the property in question). For the motorist there is easy access to the A140, with Norwich lying approximately 25 miles to the North and Ipswich respectively 26 miles to the south.

### Description

The property comprises of a three bedroom end-of-terrace house being of Victorian origin and dates back to the 1880. The property

still retains some period features within combining the 21st century living giving a most pleasing feel within. At ground floor and first floor level particular notice is drawn to the vast floor to ceiling height further accentuating the feeling of space and light. Many of the four panel internal doors and picture railing can also be found throughout, with the overall accommodation stretching to well over 1,400 sq ft for versatile living space. The property is heated by a gas fired central heating boiler via radiators.

### Externally

The property enjoys having an area of gardens to the front enclosed by established hedging giving a good deal of privacy from within the property. As some neighbouring properties have done, there is the potential to adopt this space for further off-road parking if required and subject to any of the necessary consents. The main gardens lie to the rear and greatly enjoy a southerly aspect taking in all of the afternoon sun, the gardens have been landscaped and paved for ease of maintenance being enclosed by attractive brick walling. Double gates to the side lead out onto

Waveney Road which is accessed off Victoria Road itself and provides off-road parking. Towards the rear boundary, a single garage is found with up and over door to front and measuring (5.57m x 3.15m) (18' 3" x 10' 4"), with personnel side door giving access from/to the rear gardens along with an electric vehicle charging point. Electric and power connected.

The rooms are as follows:

**ENTRANCE HALL:** 24' 1" x 3' 11" (7.36m x 1.21m) Slightly narrowing with stairs rising to first floor level. Deep understairs storage cupboard which originally provided access to the cellar, however in latter years the cellar has now been filled in but does still have 3 or so feet of usable space under the property for storage. The entrance hall further provides access to the two reception rooms and kitchen all accessed via original 4 panel internal doors. Particular notice is drawn straight away to the vast floor to ceiling light running throughout the property.



**RECEPTION ROOM ONE:** 15' 2" x 12' 11" (4.62m x 3.94m) With sash windows to front and secondary glazing behind. A particularly light, bright and airy main reception room having a lovely focal point being the ornate Victorian fireplace with wood mantle surround upon a tiled hearth. Picture railing. Laminate flooring.

**RECEPTION ROOM TWO:** 11' 6" x 11' 9" (3.52m x 3.58m) (maximum measurements) Found to the rear of the property and enjoying a southerly aspect allowing plenty of natural light through. Original picture railing found. Laminate flooring. Lending itself for a number of different uses and currently serves well as a formal dining room.

**KITCHEN/BREAKFAST ROOM:** 15' 9" x 9' 0" (4.81m x 2.75m) Found towards the rear of the property having two windows to the side/westerly aspect. The kitchen has an extensive range of floor units with further space for integrated appliances. There is further access onto the utility area.

**UTILITY AREA:** 7' 9" x 7' 7" (2.38m x 2.31m) A useful space found towards the rear of the property and providing access to the office area and conservatory to side. The utility has space for plumbing for automatic washing machine, tumble dryer etc. Further housing the gas fired condensing boiler and further fuse box/consumer unit to side and water softener. Further storage to side.

**OFFICE/STUDY:** 6' 3" x 7' 7" (1.91m x 2.33m) Found to the rear of the property with views over the rear gardens. Lending itself for a number of different uses and in turn provides access through to the cloakroom/wc.

**CLOAKROOM/WC:** 6' 4" x 2' 11" (1.94m x 0.89m) Frosted window to side. Comprising of a combine bidet/wc and corner wash hand basin with tiled splashbacks.

**CONSERVATORY:** 19' 8" x 7' 3" (5.99m x 2.21m) Accessed via the utility area. Found to the western aspect of the property and enjoying from being flooded by plenty of natural light during the afternoon. An upvc double glazed conservatory upon a brick base running adjacent to the kitchen area. Door to rear providing access onto the rear gardens.

#### **FIRST FLOOR LEVEL - LANDING:**

Providing access to the three bedrooms and family bathroom. Further access to fully insulated and partly boarded loft space above.

**BEDROOM ONE:** 14' 5" x 12' 11" (4.39m x 3.94m) With bay window to front having secondary glazing being a particularly large size double master bedroom with the benefit of en-suite facilities to side and built-in wardrobe.

**EN-SUITE:** 6' 11" x 3' 11" (2.11m x 1.19m) (measurements including built-in shower cubicle, matching suite comprising of low level wc and wash hand basin with tiled splashbacks. Large built-in shower cubicle. Heated towel rail to side.

**BEDROOM TWO:** 11' 10" x 11' 6" (3.61m x 3.51m) Found to the rear of the property enjoying a southerly aspect being a double bedroom with the benefit of two built-in storage cupboards to the right hand side of the chimney breast.

**BEDROOM THREE:** 11' 1" x 9' 1" (3.39m x 2.78m) Found to the rear of the property and also having southerly aspect and built-in wardrobe. Just of a size to cater for a double bed.

**BATHROOM:** 12' 4" x 5' 6" (3.76m x 1.68m) Located to the western aspect of the property, having a matching suite comprising of bath, low level wc and wash hand basin. Part tiled walls.

#### **SERVICES:**

Drainage – Mains

Heating type – Gas

EPC rating – D

Council Tax Band – C

Tenure – Freehold

**OUR REF:** 8181



# Viewing Arrangements

Strictly by appointment

# Contact Details

4-6 Market Hill

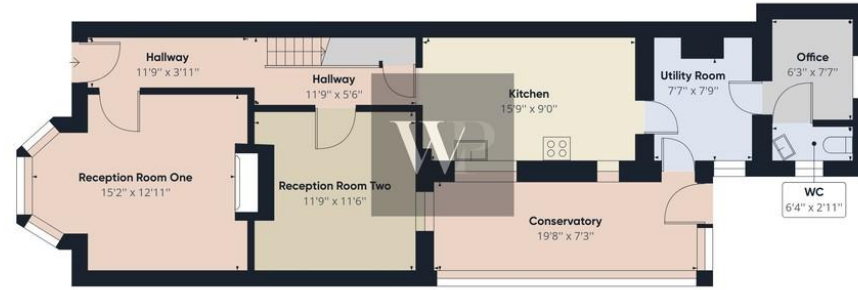
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IP22 4JZ

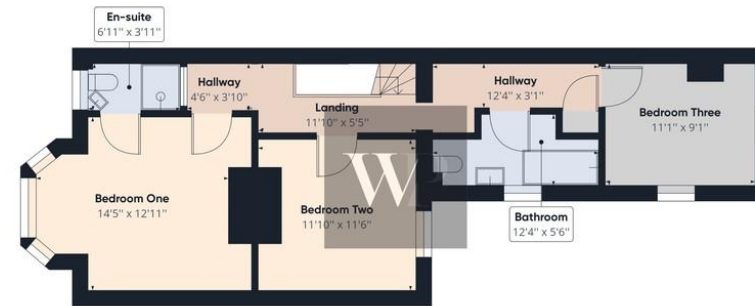
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
1488.64 ft<sup>2</sup>

(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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