



## Brewers Green Lane, Diss, IP22 4QP

**Guide Price £475,000 - £500,000**

BOASTING AN INDIVIDUAL AND TUCKED AWAY POSITION, THE PROPERTY IS FOUND UPON A SMALL COUNTRY LANE WITHIN WALKING DISTANCE OF THE TOWN CENTRE AND OPEN RURAL COUNTRYSIDE. OFFERING OVER 1,800 SQ FT OF VERSATILE LIVING SPACE WHILST ENJOYING A LARGE AND MATURE PLOT GIVING A GREAT DEAL OF PRIVACY/SECLUSION.

- Secluded individual position
- Southerly facing rear gardens
- Individually built & designed
- Freehold
- Large plot
- Over 1,800 sq ft
- Council Tax Band E
- Energy Efficiency Rating TBC.



## Property Description

### Situation

Found upon Brewers Green Lane, the property is set back from the road in a secluded position yet being within short walking distance of the town centre and rural countryside to the west of Diss. Over the years Brewers Green Lane has proved to have been a sought after location consisting of individually built houses and bungalows set upon large plots. The historic market town of Diss is found 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 along with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

### Description

The property comprises an individually designed and built four bedroom detached house having been designed by the vendors in the 1970s and of traditional brick and block cavity wall construction under a pitched interlocking tiled roof, sealed unit upvc double glazed windows and doors, whilst being heated by a replaced (2 years old) gas fired boiler via radiators. Internally the property offers spacious and versatile living space in the regions of 1,800 sq ft whilst being presented in a most excellent decorative order throughout.

### Externally

The property is set back from the road approached via a hard standing tarmac driveway giving extensive off-road parking for a number of cars leading up to the property and adjacent carport/garage measuring 21' 7" x 10' 8" (6.58m x 3.26m) with storage space within eaves. To the opposite side there was a single garage which has now been converted into a store and office area however with the removal of partition walling can be adopted back to a single garage if required.. The main gardens lie to the rear of the property and are of a most generous size being well stocked and established having a good deal of privacy/seclusion within and enjoying a southerly aspect.

The rooms are as follows:

**ENTRANCE HALL:** 12' 0" x 6' 3" extending to 9' 10" (3.67m x 1.93m extending to 3.01m) Access via a storm porch, upvc frosted door giving access through, stairs rising to first floor level and six panel mahogany internal doors giving access to the reception rooms, kitchen and shower room.

**SHOWER ROOM/WC:** 7' 10" x 3' 2" (2.40m x 0.98m) With frosted window to front comprising of a cubicle with power shower, low level wc, hand wash basin, heated towel rail and extractor fan.

**RECEPTION ROOM ONE:** 21' 10" x 11' 9" (6.67m x 3.60m) A bright and spacious double aspect room with window to front and sliding doors to rear giving access to the conservatory area. Arch to side connecting to reception room two. Fireplace to side.

**CONSERVATORY:** 7' 10" x 13' 8" (2.39m x 4.18m) A upvc double glazed conservatory extension found to the rear aspect of the property with door to side and French doors leading onto the paved patio area abutting the rear of the property.

**RECEPTION ROOM TWO:** 11' 10" x 9' 9" (3.62m x 2.98m) With window to the rear aspect and currently used as a formal dining room.

**KITCHEN/DINER:** 21' 10" x 9' 10" (6.67m x 3.02m) A double aspect room with windows to front and rear. The kitchen offers a good range of wall and floor units with roll top work surfaces and integrated appliances with Neff electric touch hob, double oven, fitted fridge and inset Franke Basis sink. Door to side giving access to the utility room.

**UTILITY:** 6' 0" narrowing to 4' 9" x 14' 5" (1.83m narrowing to 1.47m x 4.40m) With window to rear and upvc frosted door giving external access. Marble effect roll top work surfaces, storage units and inset stainless steel sink. Space for white goods. Access through to office.

**OFFICE:** 7' 3" extending to 7' 11" x 11' 8" extending to 13' 3" (2.21m extending to 2.42m x 3.58m extending to 4.05m) With window to side, a useful space with partition walling and door accessing to the store area (store 8' 7" x 10' 8" (2.63m x 3.27m). Drop down ladder giving access to loft space above.

**FIRST FLOOR LEVEL - LANDING:** 15' 10" x 6' 2" (4.83m x 1.90m) With window to front, mahogany staircase rising from ground floor level, six panel mahogany internal doors giving access to the four bedrooms and family bathroom. Double built-in airing cupboard

to side. Access to loft space above, with drop down ladder and light

**BEDROOM ONE:** 11' 5" x 11' 10" (3.50m x 3.61m) Found to the rear aspect of the property being a large double bedroom with double built-in storage cupboard to side.

**BEDROOM TWO:** 10' 5" x 13' 8" (3.20m x 4.17m) Found to the rear aspect of the property and being a spacious double bedroom with double built-in storage cupboard to side.

**BEDROOM THREE:** 11' 0" x 13' 7" narrowing to 11' 3" (3.37m x 4.16m narrowing to 3.45m) With window to front being a spacious double bedroom with single built-in storage cupboard to side and hand wash basin over vanity unit.

**BEDROOM FOUR:** 10' 0" x 11' 10" (3.07m x 3.61m) With window to front being a double bedroom with double built-in storage cupboard to side.

**BATHROOM:** 5' 8" x 7' 5" (1.73m x 2.27m) With frosted window to rear comprising of a panelled bath with power shower over, low level wc, hand wash basin over vanity unit and heated towel rail.

**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:** 7701



## Viewing Arrangements

Strictly by appointment

## Contact Details

4-6 Market Hill

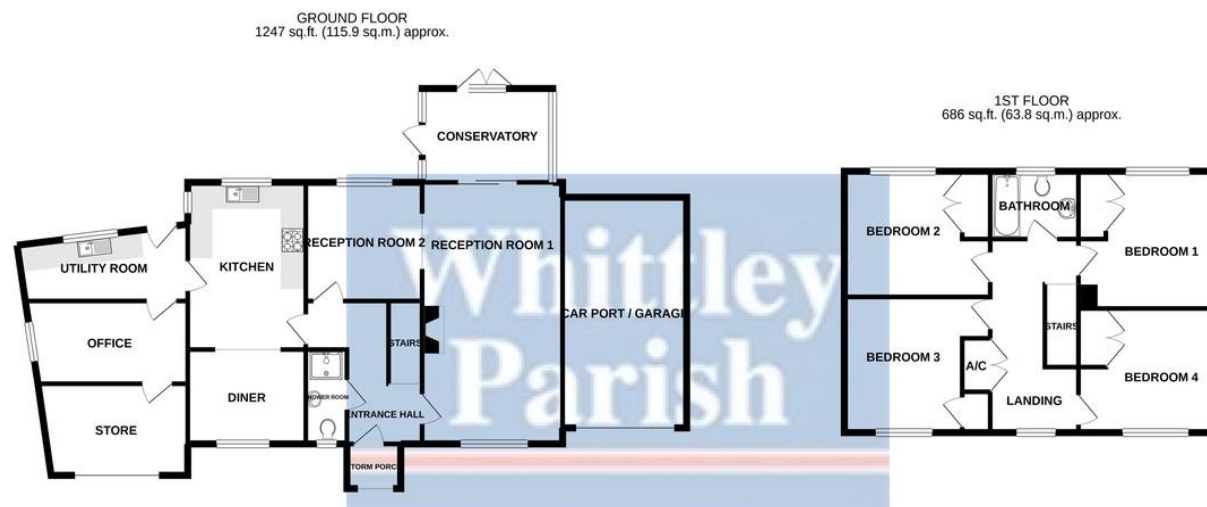
Diss

IP22 4JZ

[sales@whittleyparish.com](mailto: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.



TOTAL FLOOR AREA : 1934 sq.ft. (179.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2020

