



## Ensign Way, Diss, IP22 4GP

**Guide Price £260,000**

BOASTING A CORNER PLOT POSITION, THIS LARGER THAN AVERAGE SIZE THREE BEDROOM HOUSE (OVER 1,000 SQ FT) BENEFITS FROM GOOD OFF-ROAD PARKING, SOUTHERLY FACING REAR GARDENS AND THREE DOUBLE BEDROOMS WITH THE LUXURY OF EN-SUITE FACILITIES TO THE MASTER BEDROOM. NO ONWARD CHAIN.

- Over 1,000 sq ft
- Southerly facing rear gardens
- Utility room
- Freehold
- 3 double bedrooms
- 2 reception rooms
- Council Tax Band C
- Energy Efficiency Rating C.





## Property Description

### Situation

Located to the east of Diss the property is found within a popular residential development known as Ashbrook Meadow, having originally been built by respected developers Persimmon Homes in 2006. The development comprises of a number of modern and attractive properties within short walking distance to the mainline railway station and town centre. The property enjoys a pleasing corner plot position set back from the road and having good off-road parking to the front. The historic and thriving 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 a three bedroom link detached house being of traditional brick and block cavity wall construction with high thermal insulation levels, sealed unit upvc double glazed windows and doors, whilst being heated by a gas fired central heating boiler via radiators. Internally the property offers spacious accommodation with particular notice drawn to the living space at ground floor level by way of a conversion from the garage to a second reception room and additionally a conservatory extension giving versatile living space. At first floor level the three bedrooms are all double bedrooms with the master bedroom having the luxury of en-suite facilities. Throughout the property is well presented having been well maintained and cared for by the current vendors.

### Externally

The property is set back from the road approached via a brick weave driveway giving good off-road parking for several cars leading up to the house (the agent advises the single garage shown in the photograph lies with the neighbouring property therefore making the property link detached). The main gardens lie to the rear and of a generous size having a good deal of privacy/seclusion within enjoying a southerly aspect, being predominantly laid to lawn and with a large paved patio area abutting the rear of the property creating an excellent space for alfresco dining.

The rooms are as follows:

**ENTRANCE HALL:** 11' 9" x 3' 3" (3.60m x 1.00m) A pleasing first impression, stairs rising to first floor level and access to the kitchen, reception room and wc to side. Tiled flooring flowing through.

**WC:** 4' 6" x 2' 10" (1.39m x 0.88m) A replaced suite with corner hand wash basin with tiled splashbacks, low level wc and tiled floor. Window to side.

**KITCHEN:** 11' 3" x 6' 3" (3.45m x 1.91m) With window to the front aspect, the kitchen offers a good range of wall and floor units with wood effect roll top work surfaces and integrated appliances with four ring gas hob with extractor above, double oven below, porcelain one and a half bowl sink with drainer and mixer tap, fitted dishwasher and fitted fridge/freezer.

**RECEPTION ROOM ONE:** 13' 3" x 12' 11" (4.06m x 3.95m) Found to the rear aspect of the property with French upvc doors giving access to the conservatory extension. Door to side giving access to reception room two.

**RECEPTION ROOM TWO:** 14' 7" x 9' 6" (4.46m x 2.91m) With window to the front aspect being a light, bright and airy room.

**CONSERVATORY:** 12' 0" x 7' 4" (3.67m x 2.26m) A upvc double glazed conservatory extension upon a brick base, tiled flooring and French doors giving external access.

**UTILITY:** 4' 7" x 9' 6" (1.40m x 2.91m) With external door to rear, roll top work surfaces to side and fitted units, space/plumbing for washing machine/tumble dryer.

**FIRST FLOOR LEVEL - LANDING:** 9' 1" x 6' 6" (2.77m x 1.99m) Providing access to the three bedrooms and family bathroom. Built-in airing cupboard to side. Access to loft space above.

**BEDROOM ONE:** 14' 2" x 10' 2" (4.34m x 3.10m) With window to the front aspect being a large double bedroom serving well as the master bedroom, two double built-in storage cupboards and having the luxury of en-suite facilities.

**EN-SUITE:** 4' 11" narrowing to 3' 11" x 10' 1" (1.50m narrowing to 1.20m x 3.08m) With frosted window to rear, double tiled shower cubicle, low level wc and hand wash basin.

**BEDROOM TWO:** 9' 9" narrowing to 7' 2" x 7' 10" (2.99m narrowing to 2.20m x 2.39m) Found to the rear aspect of the property being a double bedroom with double built-in storage cupboard to side.

**BEDROOM THREE:** 8' 6" x 13' 0" (2.60m x 3.98m) maximum measurements. With window to the front aspect being a double bedroom with single built-in storage cupboard over stairs.

**BATHROOM:** 6' 4" x 6' 2" (1.94m x 1.88m) With frosted window to side comprising of a panelled bath with shower over, low level wc and hand wash basin in white.

**VIEWINGS:** Strictly by appointment with Whittley Parish Estate Agents, please contact a member of the sales team at our Diss office on 01379 640808.

**OUR REF:** 7702





## Viewing Arrangements

Strictly by appointment

## Contact Details

4-6 Market Hill

Diss

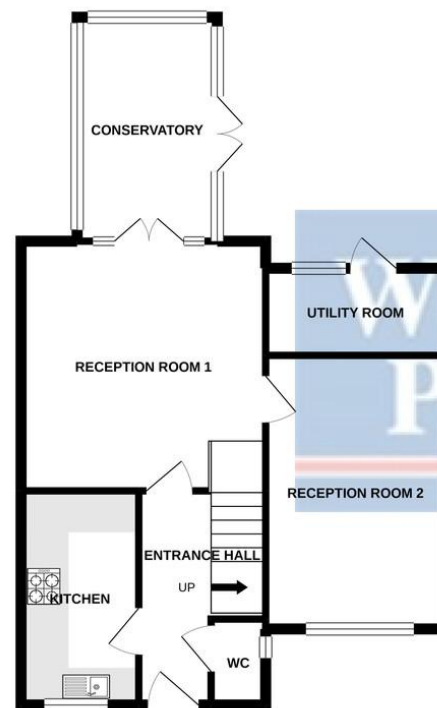
IP22 4JZ

[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.

GROUND FLOOR  
600 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR  
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA: 1118 sq.ft. (103.8 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.  
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