



M  
M

*Victoria Road,*  
Diss, Norfolk

M  
M

**MUSKER  
McINTYRE**  
ESTATE AGENTS





Diss Town Centre - 0.9 Miles

Harleston - 9.0 Miles

Norwich - 21.7 Miles

A most impressive bay-fronted period property sitting in over half an acre of grounds (STS) on the outskirts of Diss. With almost too much to list, this prominent house boasts 3,600sq ft of accommodation; containing seven double bedrooms over two floors, four large reception rooms, and five bathrooms including two ensembles. The icing on the cake is a double garage/workshop and detached annex within the grounds, with all of the above is being offered chain-free.

Accommodation comprises briefly:

- Hallway
- Sitting Room with Fireplace
- Dining Room with Fireplace
- Family Room with Fireplace
- Study
- Kitchen with Larder
- Conservatory
- Utility Room
- Ground-Floor WC
- Five First-Floor Double Bedrooms
- Two Ensuite Bathrooms
- Main Bathroom
- Separate Shower Room
- Two Second-Floor Double Bedrooms
- Second-Floor Bathroom
- Annex with Bedroom & Bathroom
- Double Garage/Workshop



### The Property

A traditional wide hallway welcomes you into the property, which links to all four of the generous reception rooms on offer. To the front of the house is a sitting room with two bay windows and a fireplace at its heart. Across the hall is a large dining room with bay window and its own fireplace. Beyond the dining room is the smaller of the reception rooms, making for a more than ample study space. Forming the hub of the ground-floor is a very spacious family room with access to outside via French doors and another stunning fireplace. From here you can access the kitchen, which is equipped with a good range of storage units and worktops, including a central island with hob and breakfast bar. Beside the kitchen is a handy walk-in larder, providing many more storage options. A large conservatory is linked to the kitchen by French doors, offering views of the surrounding garden. Ground-floor facilities are provided by a cloakroom/WC and close by is a utility/boiler room. Taking the first set of stairs up, you will find five generous double bedrooms, two of which benefit from ensuite bathrooms. A main bathroom and separate shower room complete the first-floor. The loft space offers plenty of eaves storage along with two further double bedrooms and a bathroom.







## Gardens and Grounds

High secure gates give way to the gravel driveway that stretches away in front of you, passing the house and leading up to the 27' by 17' double garage/workshop. Most of the garden is laid to large areas of lawn front and back, with well established borders filled with mature trees and bushes. The generous plot faces South and has plenty of space between the neighbours on either side. A traditional patio sits just outside of the conservatory and to one corner is another paved seating area. A low fenced vegetable garden can be found further up the garden on the left and to the opposite side you will find access to the double garage and parking area. Just behind the house is a small detached brick annex building offering a double bedroom and bathroom, connected by a small lobby.

## Location

The property is located on the outskirts of the market town of Diss. All the facilities within the town, including schools, are a short walk away and include bakers, butchers, banks, supermarkets, department stores, takeaways, pharmacies and other independent shops. The town also has a wide range of popular pubs, restaurants and bars. Diss train station is less than a mile away with regular trains running to Norwich and London Liverpool Street. The city of Norwich is just over 20 miles away and offers an extensive range of shops and entertainment, along with an airport providing international flights to a range of destinations.



## Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

## Services

Gas fired central heating. Mains water, electricity and drainage connected.

EPC Rating: E

## Local Authority

South Norfolk District Council

Tax Band: F

Postcode: IP22 4JG

## Agents Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

## Tenure

Vacant possession of the freehold will be given on completion.



TOTAL FLOOR AREA : 3629 sq.ft. (337.1 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 ©2021



To arrange a viewing, please call 01379 644822

Offices throughout Norfolk & Suffolk:

Norwich City Centre	01603 859343
Harleston	01379 882535
Beccles	01502 710180
Loddon	01508 521110
Halesworth	01508 521110
Bungay	01986 888160

A member of  **OnTheMarket**™  
com

Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



**DISS OFFICE**

46-47 Mere Street

Diss

Norfolk

IP22 4AG

**Tel. 01379 644822**

diss@muskermcintyre.co.uk