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Victoria Road,
Diss, Norfolk

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**MUSKER
McINTYRE**
ESTATE AGENTS



Diss Railway Station: 0.5 miles
Norwich: 23.1 miles
Bury St Edmunds: 22.1 miles

A charming, refurbished and extended detached house dating back to the Victorian era, which has been tastefully transformed and benefits from a private wrap around garden with secluded patio/seating area. Situated within close proximity of Diss town centre and Diss railway station.

Accommodation Briefly Comprises:

- Entrance Hallway • Sitting Room
- Kitchen/Dining Room
- Drawing Room • Study/Bedroom
- Rear Lobby • Utility Room & cloakroom
- Three Bedrooms • Family Bathroom
- Luxury Master En-suite
- Detached Garage • Parking • Gardens



The Property

Eaton House is a spacious and beautifully presented detached house, situated in the heart of Diss. The original house was constructed in the 1930's for the general manager of Diss Gas Works. The house was renovated in 2009 and later extended in 2010 to create a wonderful family home. Many original features still remain with a fabulous sweeping staircase, original wooden floors, high ceilings and fireplaces. The well proportioned hallway leads through to the rear lobby and provides access into the two reception rooms both of which have wooden floors, feature fireplaces and views to the front gardens. A downstairs study offers an additional workspace or bedroom which is adjacent to the modern cloakroom. The rear lobby benefits from under floor heating with doors leading into the well-equipped utility and the stunning kitchen/dining room which forms the majority of the rear extension. As you enter this room you will notice the light and airy accommodation owing to the vaulted ceiling, velux windows and large bi-folding doors leading out onto the patio area. The kitchen comprises handmade painted fitted furniture with a built-in microwave, dishwasher and butlers sink. It has been designed to accommodate a range style cooker and an American fridge/freezer with plenty of space for a large dining table in addition to the island unit. The underfloor heating continues in this room and another lovely feature is the exposed brickwork to the gable end wall. The staircase leads up to the first floor landing which leads into three double bedrooms. The master bedroom has two sets of double wardrobes and a large en-suite bathroom. There are windows to the rear and side. The en-suite comprises a large corner shower unit, his and hers washbasins, a low level WC and an oval bath. The further family bathroom has recently been refitted with a low level WC, hand washbasin and bath with shower facilities above.



Gardens and Grounds

The property is situated on a corner plot with gardens which wrap around the property. Vehicular access to the parking area is via Bellacre Close and provides parking for up to three vehicles. Beside the parking area is a single detached garage which benefits from both power and light. The front and side gardens are mainly laid to lawn including a patio/seating area, with a mature hedge and raised brick wall to the front boundary. The rear garden is enclosed and offers complete privacy and is perfect for outside dining and entertaining.

Location

The house is positioned in a popular part of town, with excellent proximity to both the town centre and the railway station. Diss is approximately half way between Norwich and Ipswich, just off the A140 with other good road links to Bury on the A143 and Thetford on the A1066. The town centre is a short walk away with day-to-day facilities and a bustling Friday market. The town features a number of national brands and chains with further independent shops, swimming pool and leisure centre. The town has schooling ranging from infant, to sixth form level with additional schools available in the neighbouring Eye, Bury St Edmunds and Harleston. Norwich, 23 miles North is home to a wonderful high street and two shopping centres with further education at the University of East Anglia. Diss Railway Station has connection services to Norwich, Ipswich, Colchester, Stowmarket and London Liverpool Street.



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

Mains electricity and water connected.
Gas fire radiator central heating.

EPC Rating: D

Local Authority

South Norfolk District Council

Tax Band: D

Postcode: IP22 4HE

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.



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

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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.



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