



Tennyson Road | Diss | IP22 4PY

Guide Price £300,000

twgaze

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Guide Price: £300,000 - £325,000

A well-presented three-bedroom detached home occupying a tucked-away position at the end of a small close. The property has been comprehensively improved by the current owners, including full redecoration, new carpets and hard flooring, upgraded internal doors, a recently installed gas boiler and a stylish modern bathroom. Offering well-proportioned, light-filled accommodation together with generous gardens, recently replaced fencing and ample off-road parking with garage, this home is ready for immediate occupation.

- **Guide Price: £300,000 - £325,000**
- **Recently upgraded gas fired central heating boiler**
- **Newly laid carpets and contemporary hard flooring**
- **Attached single garage with power and light**
- **Detached stylish three-bedroom home**
- **Fully redecorated throughout**
- **Recently replaced boundary fencing**
- **Walking distance to the mainline railway station with access to London in 90 mins**

Location

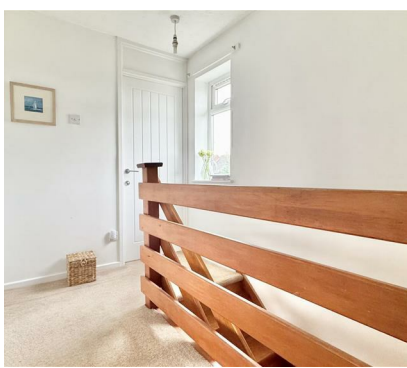
Tennyson Road enjoys a peaceful position right in the heart of the bustling market town of Diss. The town is rich in history and centred around the Mere, a beautiful six acre lake offering a charming backdrop to everyday life. Diss provides an excellent range of shops, cafés, pubs and restaurants to suit all tastes, along with a lively community spirit and plenty of sporting and social opportunities, including rugby, tennis, squash, bowls, football and cricket clubs. There is schooling up to sixth form level and superb transport connections with a mainline rail service to London Liverpool Street in around 90 minutes. The Suffolk and Norfolk coastlines are both within easy reach with Southwold and Aldeburgh around 45 minutes away and Bury St Edmunds, Norwich and Ipswich all comfortably accessible.

Property

Constructed during the 1980s, this established three-bedroom home is of traditional brick and block cavity wall construction and connected to mains drainage. The property is heated via a recently upgraded gas fired boiler serving radiators, and benefits from uPVC double glazed windows and doors throughout.

In recent years the current owners have undertaken a comprehensive programme of cosmetic improvement, including full redecoration, newly laid carpets and contemporary hard flooring, giving the interior a clean, modern presentation. The home has also been enhanced with upgraded





internal doors and a newly fitted, stylish bathroom suite, allowing a purchaser to move straight in with little to do. The accommodation is thoughtfully arranged, offering well-balanced and light-filled rooms across two floors.

The entrance hall sets the tone, accessed via a double glazed door beneath a storm porch. Stairs rise to the first floor with useful storage beneath, and doors provide access to the principal reception room, kitchen/dining room and ground floor cloakroom. The cloakroom is fitted with a low level WC and wash hand basin set within a vanity unit, complemented by a frosted window to the front aspect.

Located to the rear, the kitchen/dining room enjoys a pleasant outlook over the garden and direct access outside. The kitchen is fitted with a range of Shaker style wall and base units with work surfaces over, incorporating a stainless steel one and a half bowl sink with drainer and mixer tap, together with space for appliances. The dining area comfortably accommodates a table and chairs, making it ideal for everyday family living. The main reception room is an impressive double aspect space, enjoying natural light from both the front and rear elevations, creating a bright and airy environment. To the first floor, the landing provides access to three bedrooms and the family bathroom, along with an airing cupboard. The principal bedroom overlooks the rear garden and offers generous proportions, together with a built-in storage cupboard. Bedroom two is another well-sized room, also benefiting from built-in storage. Bedroom three is a spacious third bedroom positioned to the front of the property. The bathroom has been recently refitted in a contemporary style and comprises a panelled bath with shower over, low level WC and wash hand basin, finished with a frosted window to the front.

Outside

Occupying a tucked-away position at the end of a small close, the property enjoys a degree of privacy and minimal passing traffic. To the front, a shingle driveway provides ample off-road parking and leads to the attached single garage. The garage is equipped with an up and over door, power and lighting, useful eaves storage, and a rear personnel door giving convenient access into the garden. The rear garden is of a particularly good size and benefits from a pleasant leafy backdrop. The boundaries are now enclosed by recently replaced panel fencing, offering improved privacy and a neat, well-maintained appearance. The current owners have recently landscaped the rear garden with raised borders to the edges and pleasant patio accessed directly from the kitchen.

Services

Mains electricity is connected to the property. Mains Drainage and heating is provided via a recently installed gas boiler.

How to get there: [What3words://gratuity.shuttled.basic](https://www.what3words.com/gratuity.shuttled.basic)

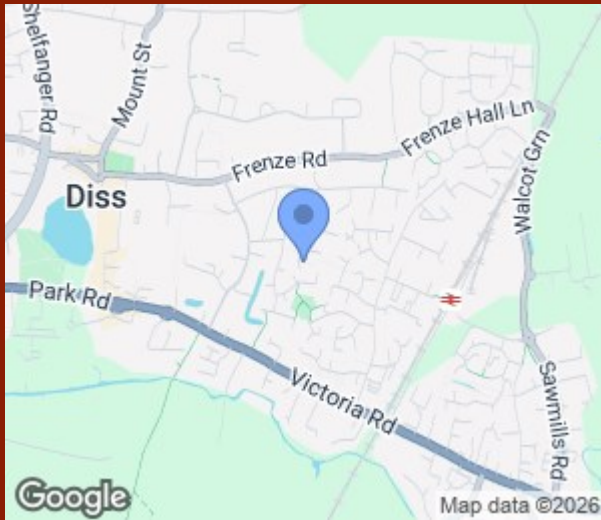
Viewing: Strictly by appointment with TW Gaze.

Freehold

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Ref: 2/20109



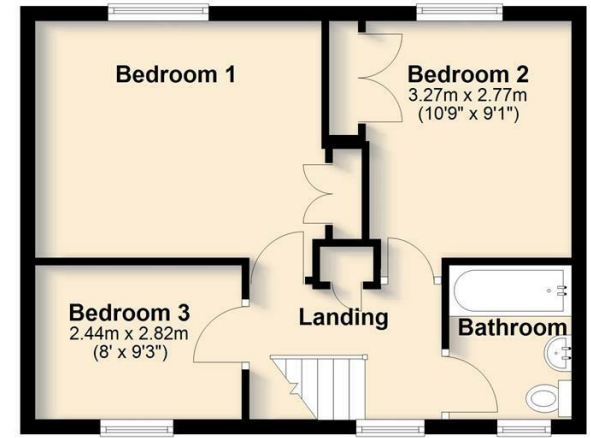
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Ground Floor

Approx. 39.9 sq. metres (429.6 sq. feet)



First Floor

Approx. 37.2 sq. metres (400.6 sq. feet)

Total area: approx. 77.1 sq. metres (830.1 sq. feet)

10 Market Hill
Diss
Norfolk
IP22 4WJ
01379 641341
prop@twgaze.co.uk