Louies Lane | Diss | IP22 4EQ

Asking Price £275,000

twgaze

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Period home positioned in a convenient location in the town, yet benefits from a lovely 'countryside feel' with generous garden. 3 bedrooms with en-suite off principal bedroom. Extensively refurbished by the sellers. Decent kitchen with range of fitted units. Supporting Utility and ground floor WC. Off road parking.

- Period terrace house
- Country feel, with generous size garden yet close to the town
- 3 bedrooms and first floor bathroom
- En-suite off main bedroom
- Re-modelled layout by current sellers
- good size kitchen opening to dining area,
- Sitting room with .Villager. wood burning stove
- Driveway with parking space for a vehicle
- Utility and ground floor WC

Location

The property is found just over half a mile from the town centre and all that Diss has to offer. Diss is a bustling market town nestled on the Norfolk/Suffolk border, offering an excellent range of shops, leisure facilities and schooling to sixth form level. Diss also provides strong transport connections, including a mainline rail service to London Liverpool Street. Palgrave remains one of north Suffolk's most sought-after villages.

The property

This attractive period home has undergone extensive refurbishment by the current owners, with thoughtful alterations to the layout creating a more open-plan arrangement whilst retaining the character of the original property. Upon entering, a useful entrance porch provides a practical space for hanging coats and storing shoes before leading into the main accommodation. To the front, the sitting room has a comfortable and welcoming feel, with a chimney breast housing a 'Villager' wood-burning stove, creating an attractive focal point.

The kitchen is well proportioned and offers a good range of fitted units, solid worktops and ample preparation space, complemented by a traditional Butler sink and recessed spotlights. From here, the accommodation flows naturally into a dining area, which could equally serve as a second reception room or informal sitting area, with easy access to the garden patio. A useful utility room and separate WC complete the ground floor accommodation. Stairs rise from the kitchen to a first floor landing, providing access to three bedrooms, comprising two doubles and a single, along with a modern family bathroom with Velux skylight.

The main bedroom, positioned to the front of the property, is particularly well proportioned and now benefits from its own en-suite shower room. Both bathrooms have been tastefully finished in a complementary style, forming part of the considered improvements made to the property's original layout.

Outside

To the front, a gravel driveway allows parking for one vehicle. The rear garden is a true delight; a long garden which you would usually find in a village setting, which comprises areas of patio, ideal for outside dining, expanse of lawn with array of well stocked flower borders. Towards the bottom of the garden is a useful store shed and timber summer house, both of which have power supply.

Agents note: There is a neighbouring right of access located towards the bottom of the garden. Approximate location of the access is marked as a blue line on the map image.

Services: Mains electricity, water and gas are connected.

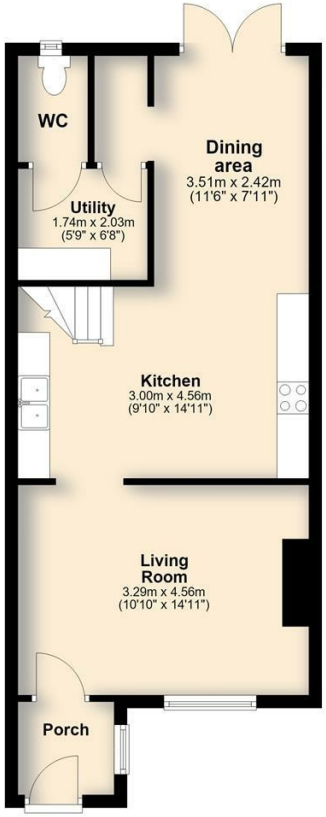
Council Tax: B

Freehold

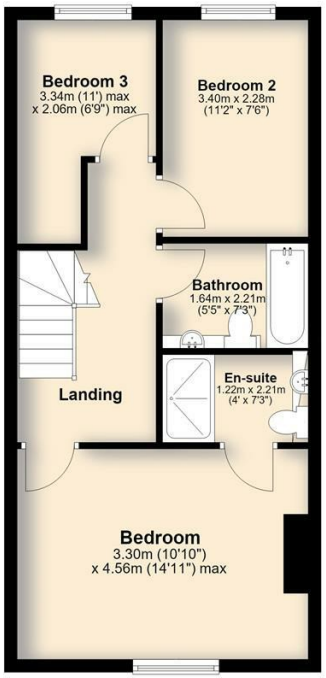
Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.
In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Some images used have been AI assisted.

Ref: 2/20360/RM

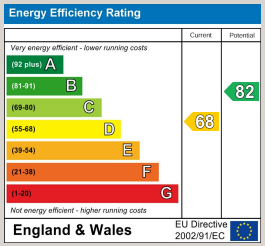


Ground Floor
Approx. 47.9 sq. metres (516.1 sq. feet)



First Floor
Approx. 45.5 sq. metres (489.6 sq. feet)

Total area: approx. 93.4 sq. metres (1005.7 sq. feet)



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