



Tower Court | Diss | IP22 4QU  
Guide Price £450,000

twgaze

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## Guide Price £450,000

A modern four-bedroom home, built in 2013, conveniently situated on the north-western side of Diss within easy walking distance of the town centre. Offering light and airy accommodation, contemporary fixtures and fittings, a principal bedroom with en-suite, separate study and utility room, the property also benefits from a good-sized enclosed rear garden and single garage. Diss railway station provides mainline services to London Liverpool Street, making this an appealing home for families and commuters alike.

- Modern four-bedroom detached home
- Built in 2013 to a high standard
- Convenient location within walking distance of Diss town centre and main-line railway station
- Light and airy living/dining room with double aspect and feature fireplace
- Kitchen/breakfast room with fitted units, gas hob and electric oven
- Separate utility room
- Study overlooking the rear garden
- Principal bedroom with en-suite shower room
- Good-sized, fully enclosed rear garden

### Location

Situated on the north-western side of Diss, this modern home enjoys a convenient location within easy walking distance of the town centre. Diss is a thriving market town on the Norfolk/Suffolk border, offering a good selection of independent shops, specialist businesses and everyday amenities, including three national supermarket chains. The town also benefits from well-regarded schools, excellent sporting and leisure facilities, a varied programme of social activities and a popular Friday market and auction. Diss railway station is on the Norwich to London Liverpool Street mainline, with scheduled journey times to London of approximately 90 minutes. The regional centres of Norwich, Ipswich and Bury St Edmunds are approximately 25, 26 and 24 miles away respectively.





### The Property

Built in 2013 to a high standard, this well-appointed modern home offers light and airy accommodation, contemporary fixtures and fittings, and good levels of thermal insulation designed to help keep running costs down. The living/dining room enjoys a double aspect, creating a bright and welcoming space, complemented by an attractive feature fireplace. The kitchen/breakfast room is fitted with a pleasing range of units incorporating a gas hob and electric oven, with additional space for appliances in both the kitchen and separate utility room. A study overlooking the rear garden provides a useful space for home working or as a work room. To the first floor, there are four bedrooms, two overlooking the front and two to the rear. The principal bedroom benefits from an en-suite shower room, while a family bathroom completes the accommodation.

### Outside

Positioned towards the rear of the development, the property enjoys a good-sized, fully enclosed rear garden, offering an excellent blank canvas for gardening enthusiasts or those wishing to create an outdoor space tailored to their own tastes. To the front, a small lawned area is complemented by attractive brick paving leading to the single garage. A side gate provides convenient access to the rear garden.

### Services

Mains electricity, water and gas are connected to the property. Heating and domestic hot water are provided by a gas-fired boiler serving radiators.

Directions: What3words: [///demanding.rucksack.bath](#)

Viewing: Strictly by appointment through TW Gaze

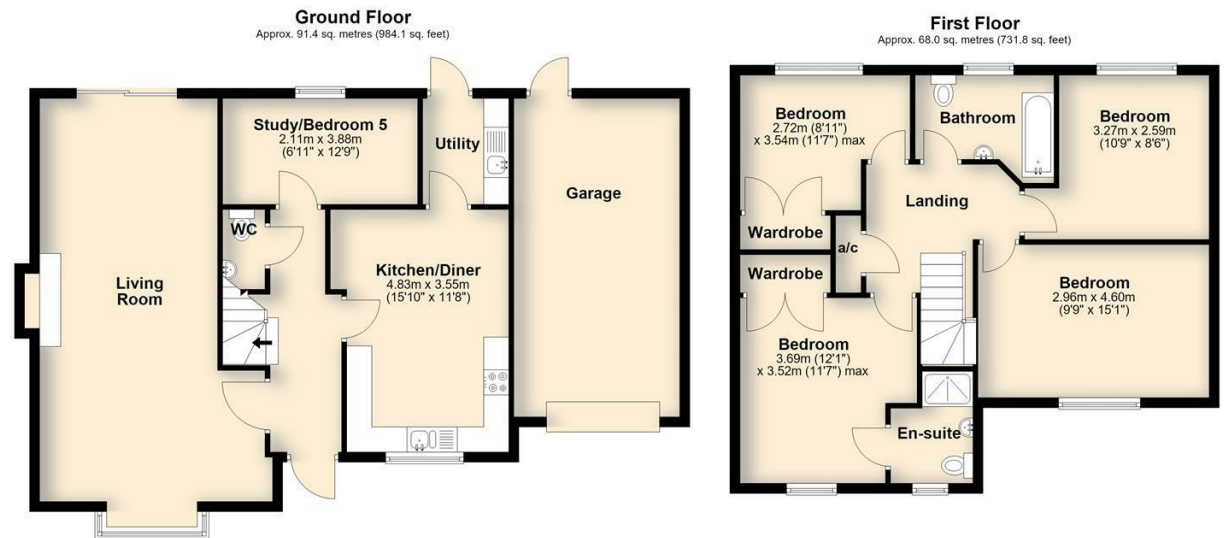
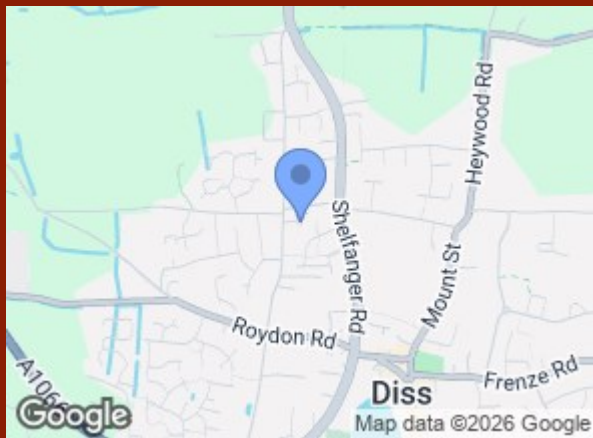
Council Tax: E

Tenure: Freehold

### Anti-Money Laundering Regulations

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017, TW Gaze is legally required to undertake anti-money laundering due diligence checks on all proposed purchasers involved in the transaction. A processing fee of £25 plus VAT (£30 inclusive of VAT) is payable per purchaser once an acceptable offer has been agreed.

Reference: 2/20361



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (12 plus) <b>A</b>                          |                         | 88        |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 79                      |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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