



17 De Lucy Close  
Diss  
Norfolk  
IP22 4YL

Guide Price £475,000







Tucked away in town in a quiet position with private garden. Well presented 4 bedroom house with integral garage

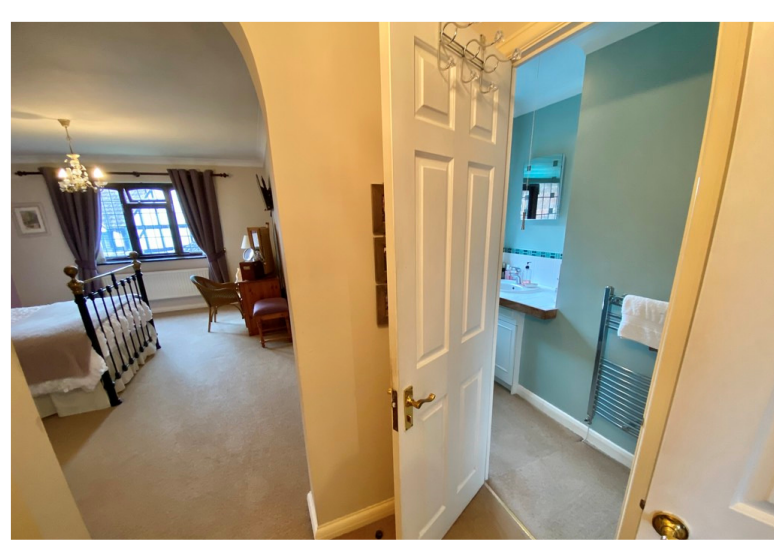


#### Location

De Lucy close is situated on the western side of Diss and is considered to be one of the prime locations, being within walking distance of the town centre. Diss has various facilities on offer including an excellent range of local and national shops, sporting facilities, health centre, library, fine church, bustling auction room and schooling to sixth form level. There is a mainline railway station providing frequent commuter services to Norwich, Ipswich and London Liverpool Street (in around 90 minutes). The regional retail, cultural and business centre of Norwich lies approximately 23 miles to the north and the historic town of Bury St Edmunds some 24 miles to the south west. The Suffolk Heritage Coast at Aldeburgh, Southwold and Walberswick is about an hour's drive away.







### The Property

This appealing family home has been well maintained and is in good decorative order throughout. It benefits from double glazed leaded window casements and the accommodation is spacious with the kitchen being large enough to take a table and chairs and the sitting room can easily accommodate two or three sofas. Double doors lead into the dining room which, in turn, has sliding doors out to the private rear garden making this a very flexible entertaining area. Upstairs there is a master bedroom suite with dressing area, en-suite shower room and good sized bedroom with fitted wardrobes to one wall. Three further bedrooms (two with fitted wardrobes) and a family bathroom complete the layout.

### Outside

This house has garden to the front and, being at the end of the road, it has a larger and easier parking and turning area in front of the integral garage, allowing space for several cars. There is garden at the front and a side access leads around to the rear garden which is quite private especially for a house in town. The garden is east facing and catches the sun for most of the day. It is laid to lawn with a planted gravel border, timbered sitting area, and large patio.

### Services

Mains water, electricity, gas and drainage are connected. Gas fired boiler providing heating to radiators

### Directions

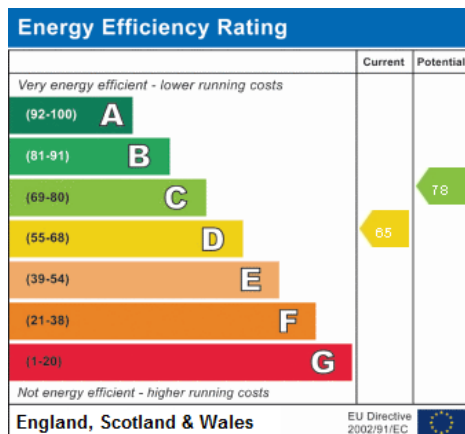
From the centre of Diss leading via Roydon Road. Turn left into Cobbold Street and then first left again into De Lucy Close. As the road bears to the right, turn left and the house is at the end on the right.

### Viewing

Strictly by appointment with TW Gaze.

### Freehold

**Ref: 2/18929/MS**  
**Council Tax Band 'E'**



### Important Notice

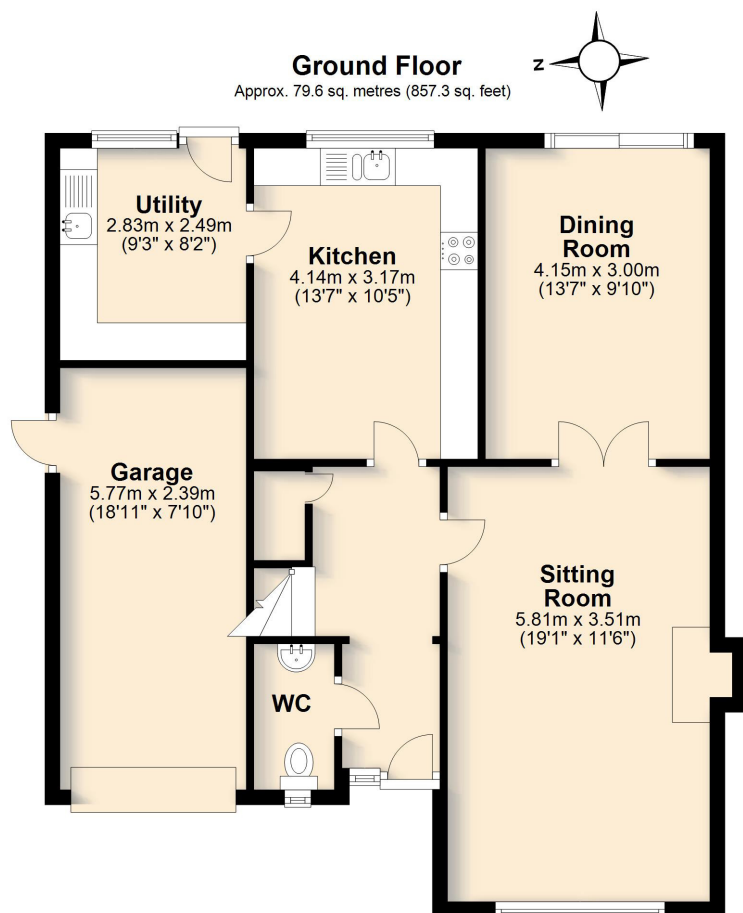
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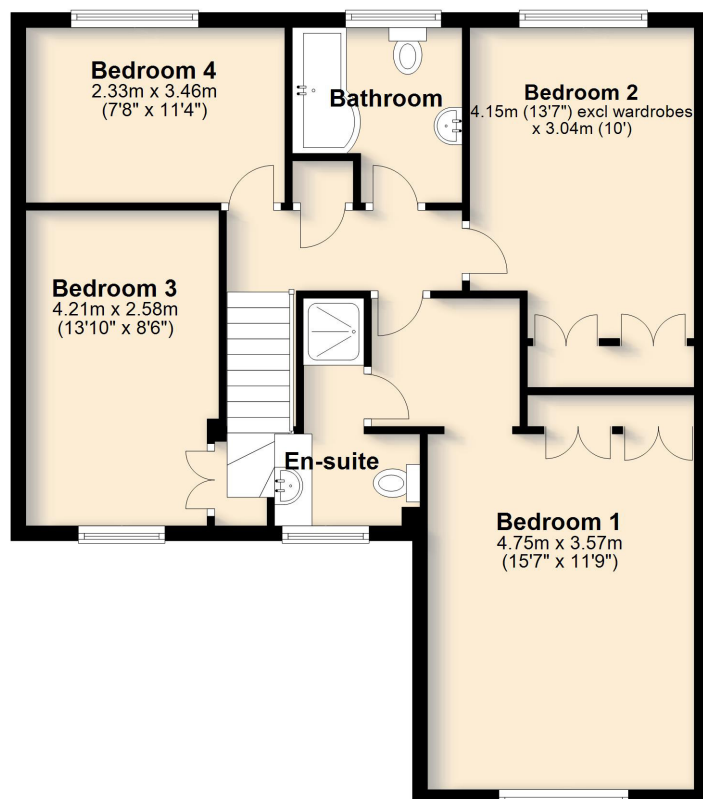
### Ground Floor

Approx. 79.6 sq. metres (857.3 sq. feet)



### First Floor

Approx. 72.0 sq. metres (775.5 sq. feet)



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Total area: approx. 151.7 sq. metres (1632.8 sq. feet)



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