



2 Dragon's View
Market Hill
Diss
Norfolk
IP22 4JZ

Guide Price £530,000





One of three brand new contemporary homes with superb views over Diss Mere and within walking distance of all that Diss town has to offer.

Location

This contemporary home is ideal for those looking for something a bit different with a beautiful view and smack in the centre of the town. Being only a 15 minute walk from the railway station, this is ideal for the commuter and you get a well-served bustling market town on your doorstep with its range of independent specialist shops and businesses providing a wide variety of goods and services including three national brand supermarkets. The town has well regarded schools, good sporting and leisure facilities and a wide range of social activities. Diss rail station lies on the Norwich to London Liverpool Street mainline, a journey to London scheduled to take around 90 minutes. The regional, cultural and business centre of Norwich lies approximately 25 miles to the north and Bury St Edmunds and Ipswich are both around 25 miles to the south.





The Property

This contemporary new home, built by local developers, sits on an elevated plot which takes full advantage of fine views across Diss Mere, a six acre lake, and the town beyond. The accommodation is arranged over three levels; the ground floor is made up entirely of the master suite but could alternatively be used as an additional living room, whilst the kitchen, dining and living areas are located on the upper level maximising the spectacular views. The first floor features two bedrooms, one with an en-suite, a family bathroom and the plant room. The upper floor living room has large feature bi-folding doors which open out onto a balcony, the perfect spot for a morning coffee or to enjoy the views across Diss town.

The fixtures and fittings throughout are to a high standard. The kitchen units are from Benchmark, a simplistic modern design finished with solid Quartz worktops with inset stainless steel sink. Bosch (or similar) built-in appliances are standard, including dishwasher, split level double oven, 5 ring induction hob and fridge and freezer.

Outside

Dragon's View is approached directly off Market Hill via a shared access way leading to the property's two designated parking spaces. The rear garden features a large decking area accessed directly from the master bedroom's bi-folding doors with the rest of the garden laid to lawn. This leads to the communal area which is shared between all three properties at Dragon's View and directly abuts the Mere. A management company will be established for the

shared maintenance of the communal garden and the accessway.

Agents Note

The internal photos used within the advertisement of this property are taken from Plot 3. Each property will be finished in identical fashion, only a few details differ.

Services

Mains water and electricity are connected to the property. Foul drainage is directly to a pump chamber which then pumps to the main sewer. An Air Source Heat Pump provides heating to the underfloor heating throughout the property.

Directions

The accessway leading to Dragon View lies directly next to the agents office on Market Hill, Diss. Follow the access round to the properties where number 2 will be in the middle of the three properties.

Viewing

Strictly by appointment with TW Gaze.

Freehold

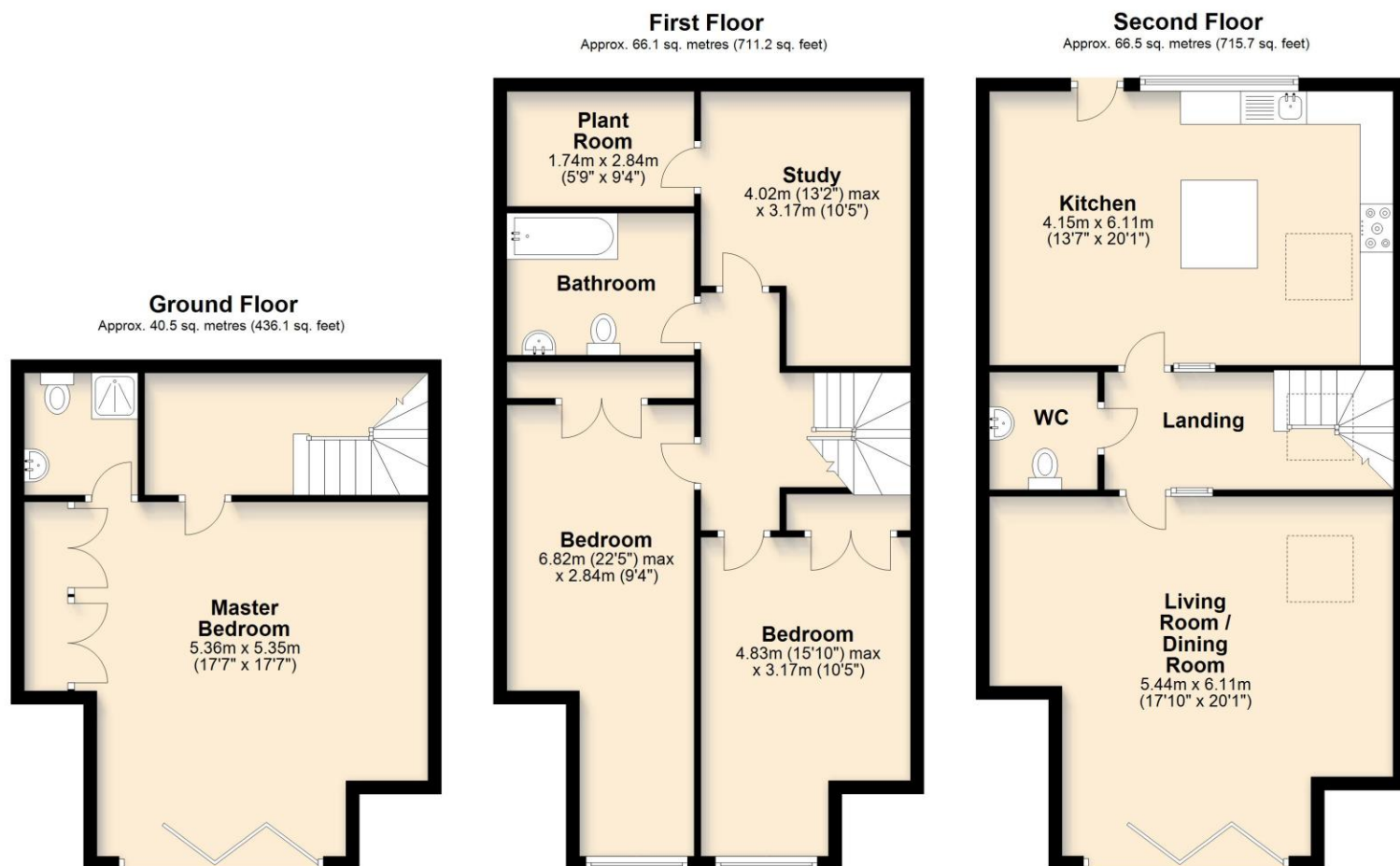
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Total area: approx. 173.1 sq. metres (1862.9 sq. feet)

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