



12 Cobbold Street, Diss

Guide Price £350,000

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Diss, Diss

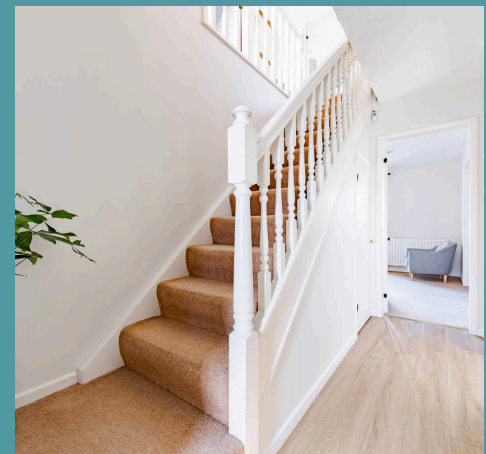
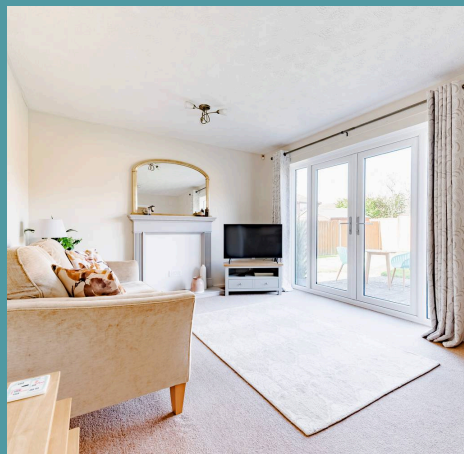
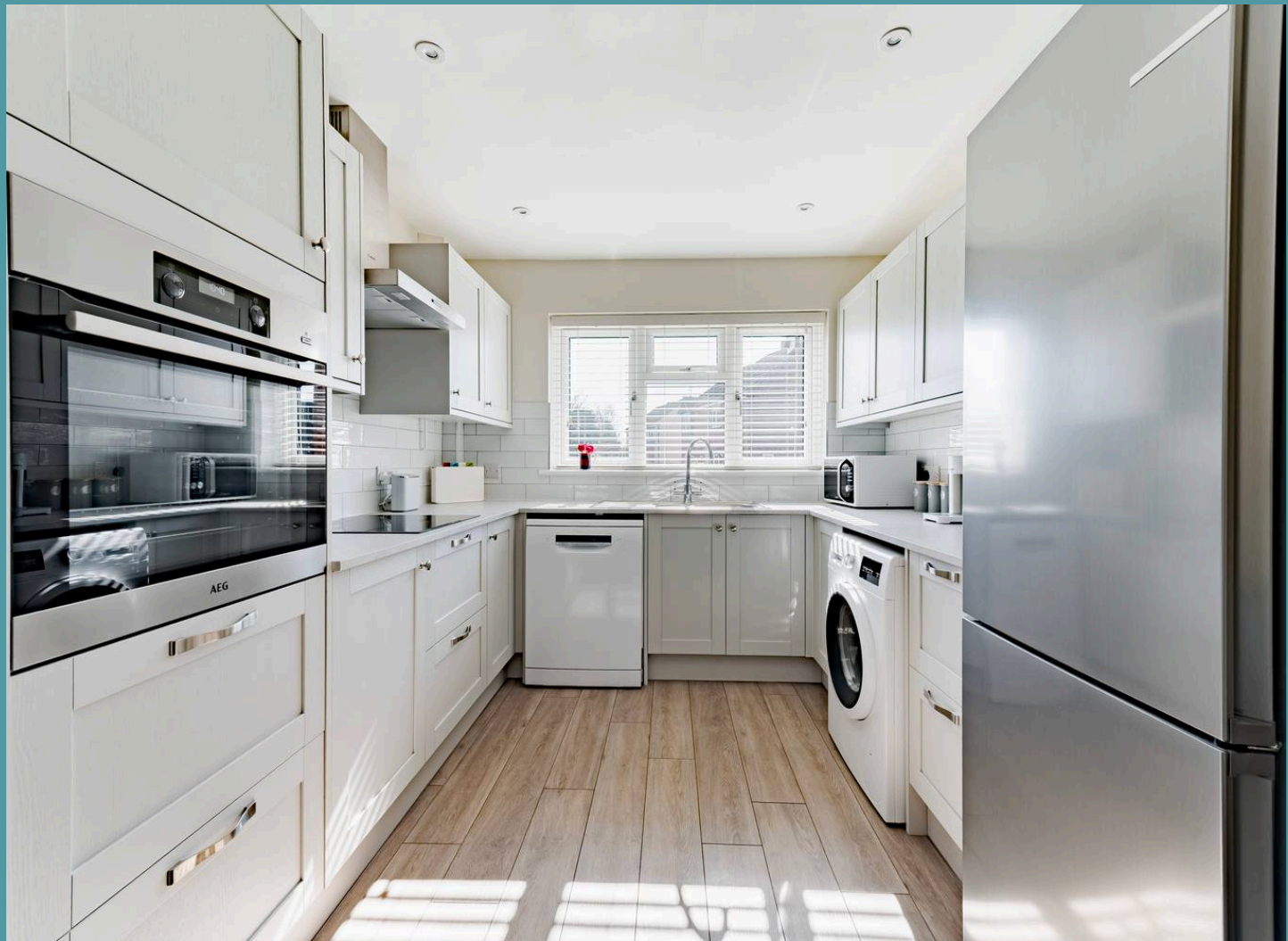
This nicely presented detached family home offers spacious living, perfect for growing families in a well-connected location. With over 1,200 sq ft of space, the property features four generous bedrooms, two bathrooms, and a large sitting/dining area that opens onto a private garden, ideal for family gatherings. Modern updates, including new double glazing, Solidor entrance doors, and a stylish kitchen, make this home move-in ready. Situated in a quiet cul-de-sac yet just a short distance from the town centre, the home benefits from excellent transport links and local amenities. A driveway with ample parking, a double garage, and a spacious rear garden complete this fantastic family home.

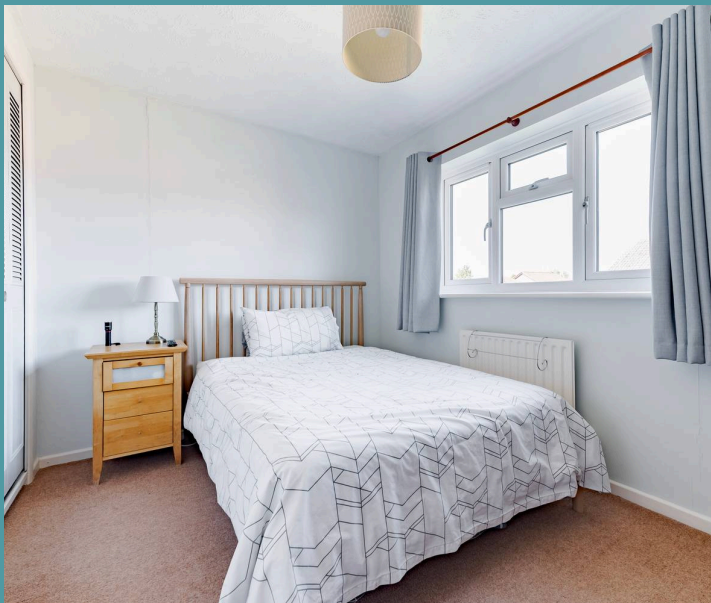
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

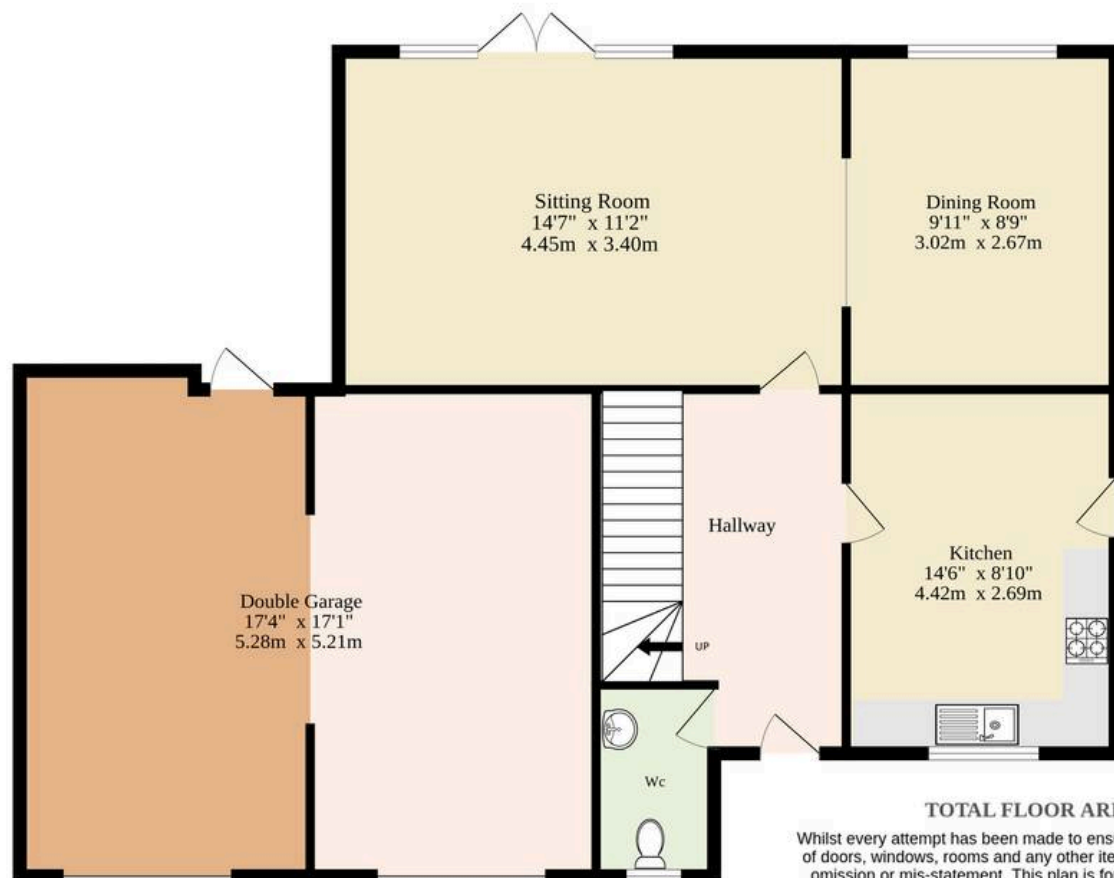
EPC Environmental Impact Rating: D



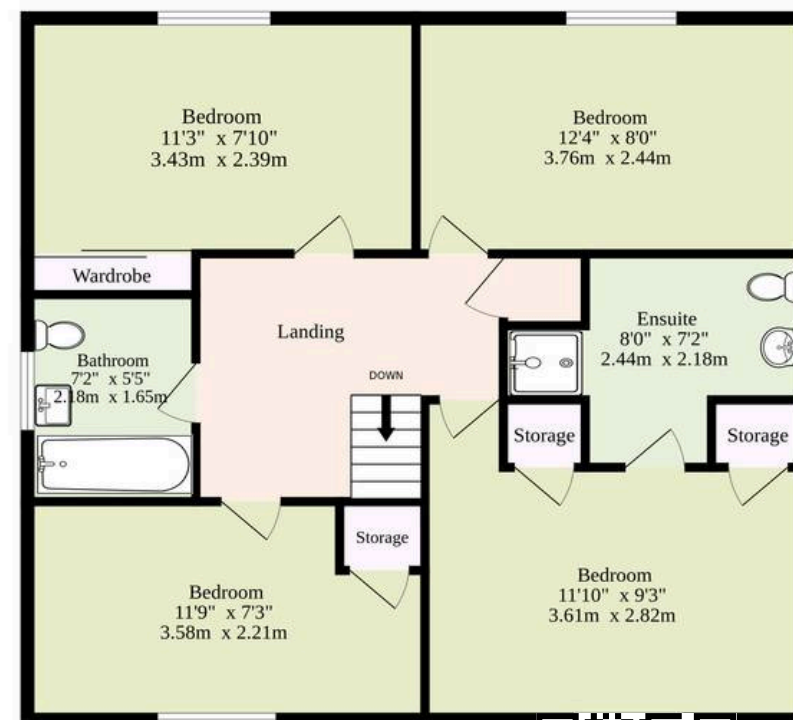


Approaching the property, the hard-standing driveway offers plenty of parking space, with a lawned area that could be extended to create even more parking if needed. The double garage, accessible via two up-and-over doors, is perfect for secure storage. A covered porch leads to the main entrance, while a secure side gate gives access to the expansive rear garden. The property's quiet location in the cul-de-sac ensures peace and privacy. As you step inside, the entrance hallway welcomes you with wood-effect flooring, a convenient w/c, and a staircase leading to the first floor. To the right, the newly fitted kitchen/breakfast room is equipped with modern AEG and Bosch appliances, offering plenty of space for cooking and casual dining. This room also includes a Vaillant ecoFIT pure gas boiler, a new consumer unit, and a composite door leading to the side passage. At the rear, the semi-open-plan sitting room and dining area provide a spacious living area with a feature fireplace and double doors that open onto the rear garden. The dining room is bathed in natural light, with plenty of space for a table and chairs with views over the garden. On the first floor, the property offers four generous bedrooms, with the master bedroom featuring built-in wardrobes and an en-suite shower room. The other bedrooms include a versatile single bedroom currently used as a study, and two double bedrooms at the rear, one with a large built-in wardrobe. The family bathroom is fully tiled, with a bath, hand basin, and w/c, including an airing cupboard and loft access, this home ensures comfort and convenience for the whole family. The rear garden offers a spacious and private area that's ready for personalisation, whether you want to create a garden space or an outdoor entertainment space.

Ground Floor
704 sq.ft. (65.4 sq.m.) approx.



1st Floor
558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 1262 sq.ft. (117.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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