



16 Victoria Road, Diss

Guide Price £280,000 - £290,000

16 Victoria Road

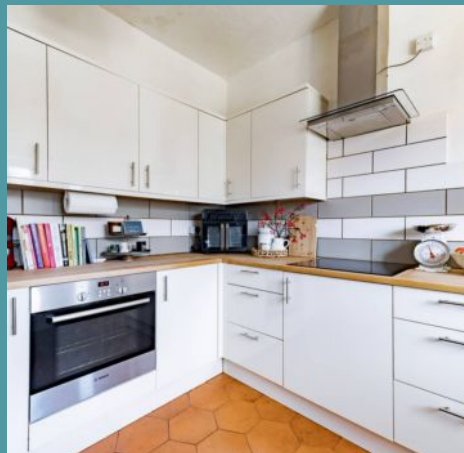
Diss

Presenting a remarkable opportunity to live in this 18th-century semi-detached house in the vibrant town of Diss, retaining its original character features including exposed wooden beams, vaulted ceilings, tiled flooring, and a brick-built fireplace that serves as reminders of a bygone era. Showcasing an open-plan sitting/dining room, a light-filled conservatory, a versatile reception room/bedroom, an equipped kitchen, three bedrooms and a family bathroom. Externally, you will find a low maintenance garden, a versatile outbuilding and a gated driveway providing off-road parking. Don't miss the chance to acquire this home and experience a comfortable and convenient lifestyle.

Location

Victoria Road, Diss, IP22 is situated in a peaceful residential area, providing easy access to a variety of local amenities and essential services. For shopping, both Morrison's and Aldi supermarkets are located within a mile, offering a range of groceries and household items. The property is also moments away from Diss High School, making it a convenient location for families with school-age children.

Additionally, Diss railway station, offers excellent transport connections with direct train services to Norwich, Ipswich, and London Liverpool Street, making it an ideal location for commuters. The town centre, just over a mile away, features a variety of shops and local businesses, ensuring that residents have everything they need within easy reach.



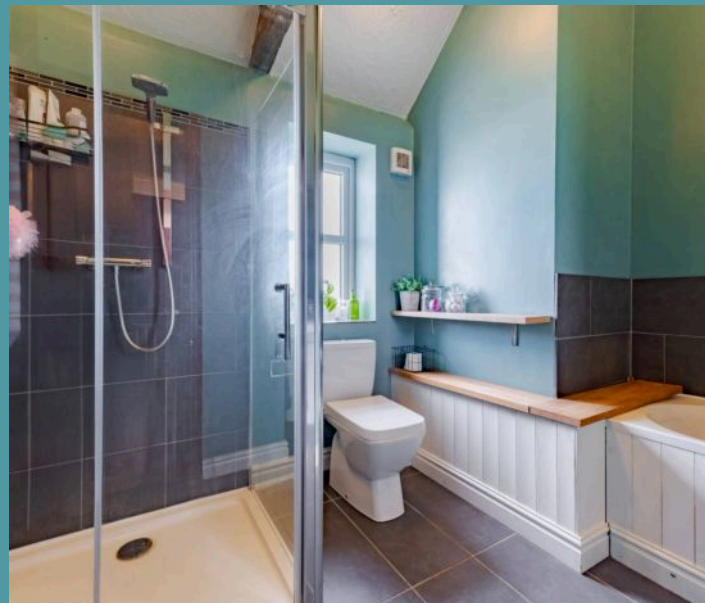
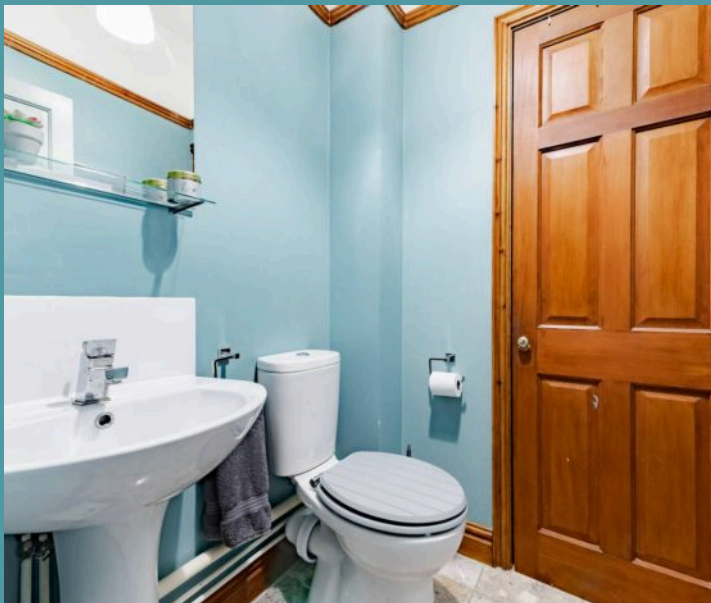


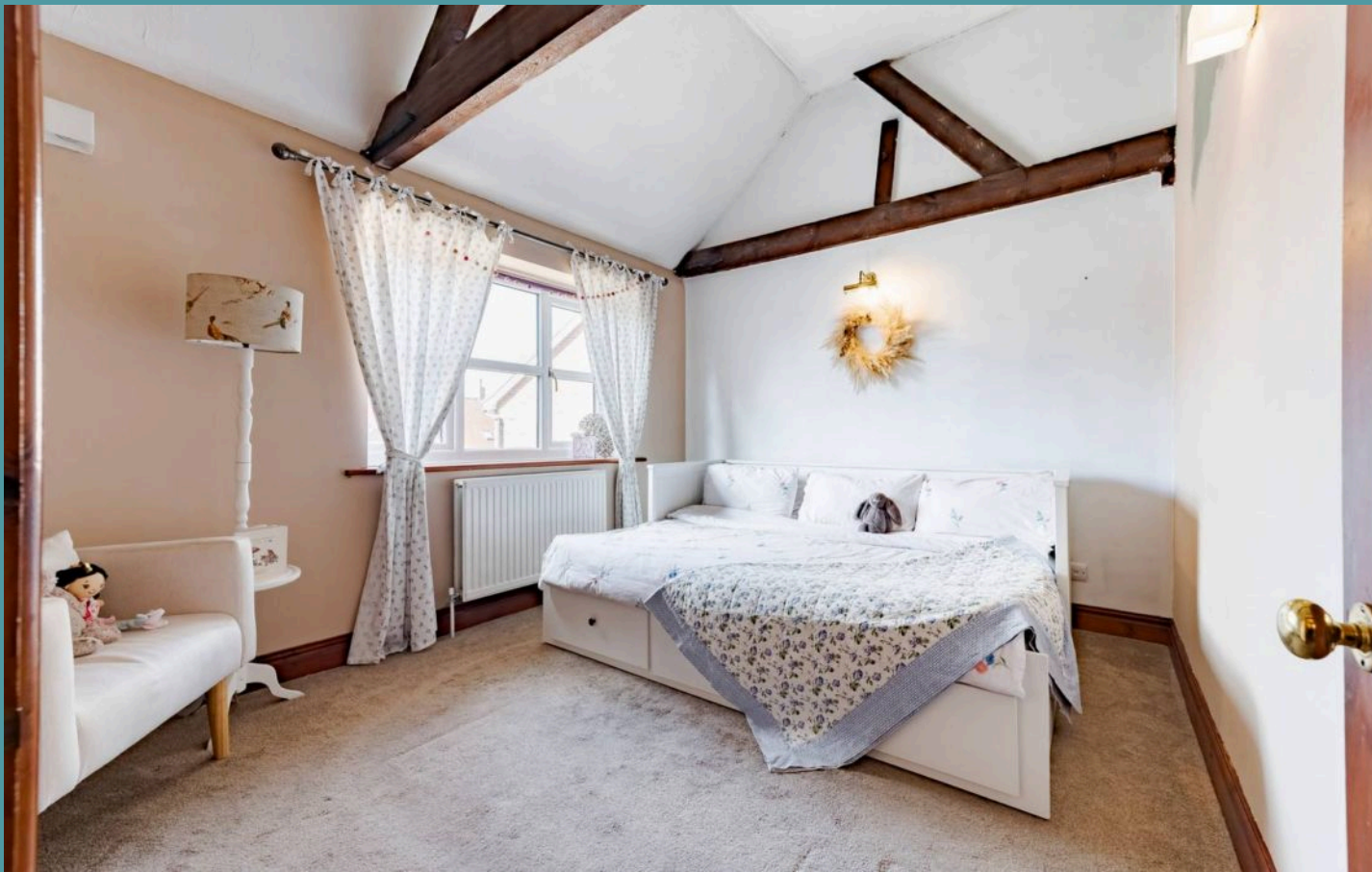
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Diss

Stepping inside, you are welcomed by an open-plan sitting/dining room that effortlessly combines comfort and style, making it an ideal space for both relaxation and entertaining. The adjacent kitchen is equipped with an array of wall and base units, integrated appliances, and ample storage space to cater to your every need. As you venture further, a light-filled conservatory beckons, extending the reception space and offering panoramic views of the exterior. A versatile reception room/bedroom that can easily be changed into a home office, playroom, or additional accommodation, adaptable to suit your lifestyle requirements. It is complemented by a brick-built fireplace, with inset wood burner. Completing the ground floor is a convenient WC.

Ascending to the upper levels reveals three bedrooms, each thoughtfully designed to offer relaxation and privacy. The vaulted ceilings with exposed wooden beams adds character to the personalised spaces. A well-appointed bathroom serves all residents and guests, comprising of a four piece suite.





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Diss, Diss

Towards the rear is a low maintenance garden, complemented by a versatile outbuilding that has the option to be a storage space, workshop, office or home gym, depending on your own requirements. At the front of the residence is a gated driveway providing ample amount of off-road parking, as well as extending the outdoor space for activities and enjoyment.

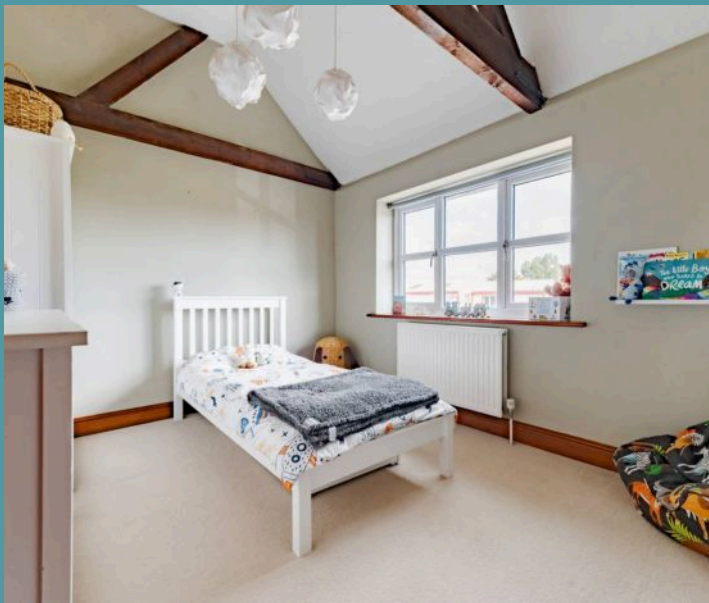
Agents notes

We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

Heating system - Boiler installed in 2023.

Council Tax Band: C



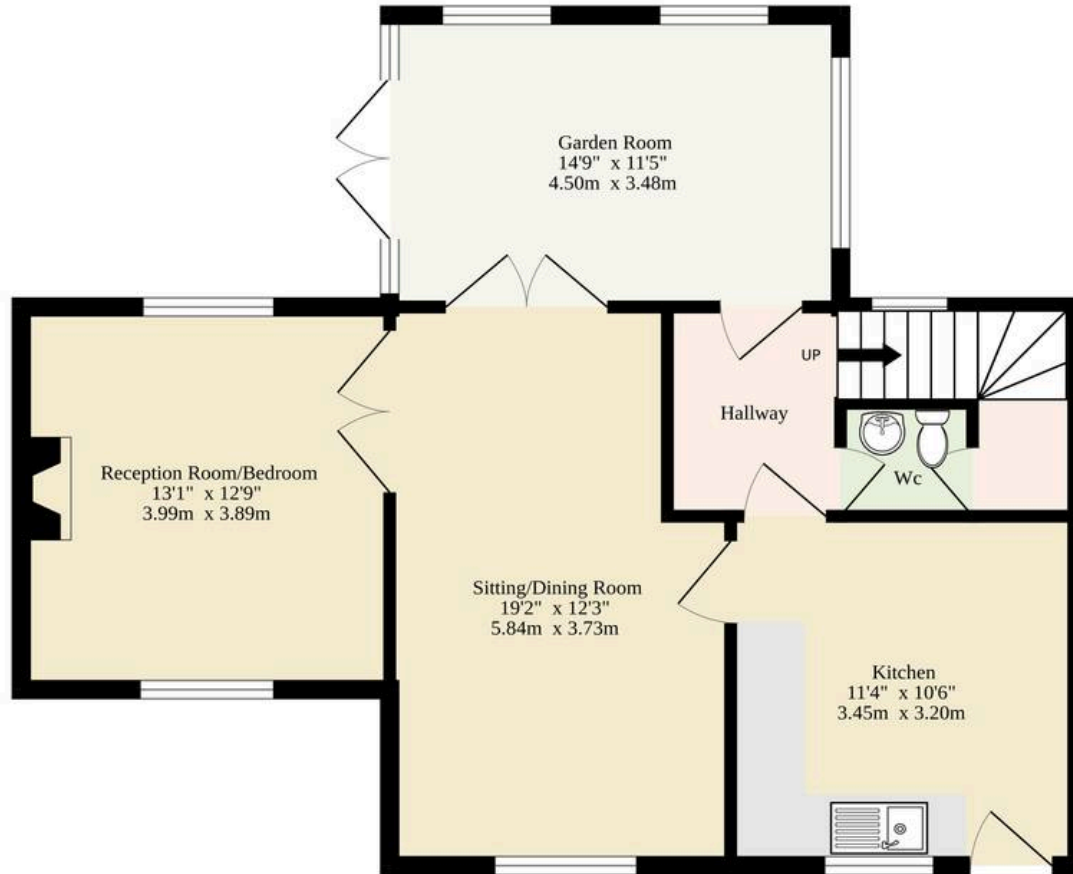


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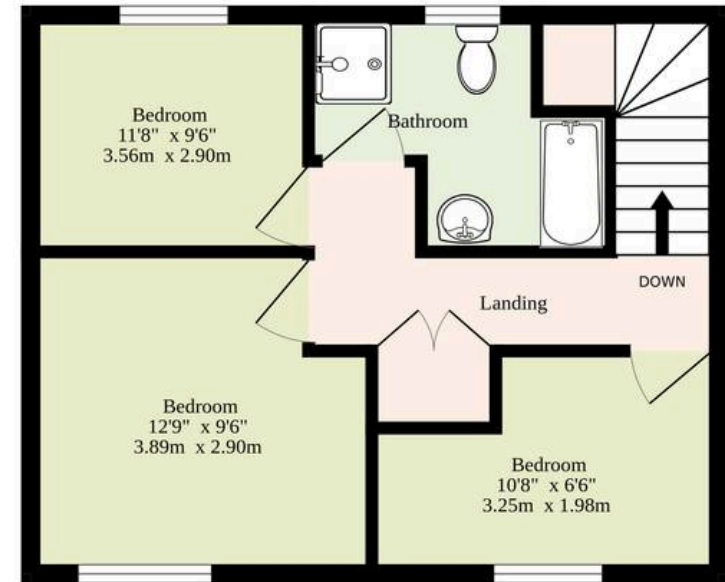
Diss

- 18th century residence in the beautiful town of Diss
- Retains the properties original character features including exposed wooden beams, vaulted ceilings, tiled flooring and a brick-built fireplace
- Open-plan sitting/dining room inviting relaxation and entertaining
- Kitchen equipped with wall and base units, integrated appliances and plenty of storage space
- Light-filled conservatory that extends the reception space, offering panoramic views of the exterior
- Ground floor reception room/bedroom with the option to be a home office, playroom or additional accommodation
- Three bedrooms, a bathroom and a ground floor WC
- Low maintenance enclosed garden, complemented by a versatile outbuilding
- Gated driveway providing ample off-road parking
- Close to local shops, bus routes, healthcare facilities and the town centres amenities

Ground Floor
689 sq.ft. (64.0 sq.m.) approx.



1st Floor
301 sq.ft. (28.0 sq.m.) approx.



Sqft Does Not Include The Hallways, Wc And Bathroom

TOTAL FLOOR AREA : 990 sq.ft. (92.0 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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