

## 15 The Old Coaching Place, Diss - IP22 4NR

£260,000 Freehold

Located in a private cul-de-sac, this modern and spacious three-bedroom semi-detached house offers a peaceful setting with no onward chain. It features a master bedroom with an ensuite, a contemporary kitchen, and a bright sitting room with French doors opening to the garden. The enclosed rear garden provides a private outdoor space, while the property is ideally situated close to the town centre, with easy access to bus services, local amenities, and a mainline railway station offering excellent transport links.



## Location

The Old Coaching Place is situated in the thriving market town of Diss, which offers a range of amenities, including independent shops, supermarkets, cafés, and restaurants. The town is well-connected, with a mainline railway station providing direct services to Norwich and London Liverpool Street. There are several well-regarded schools in the area, as well as leisure facilities such as a golf course, sports centre, and the picturesque Diss Mere, a popular spot for walking and wildlife watching. The surrounding countryside provides opportunities for outdoor activities, while the nearby A140 offers convenient road links to Norwich, Ipswich, and beyond.



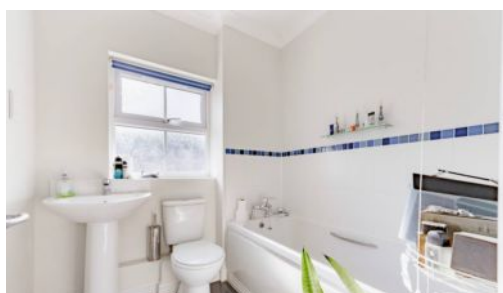
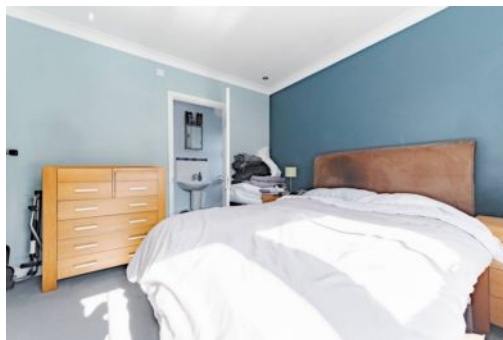
## Agents notes

We understand that the property will be sold freehold, connected to mains services water, electricity, gas and drainage.

Maintenance fee- £85 per annum, covering service water drainage

Heating system- Gas Central Heating

Council Tax Band- C





## The Old Coaching Place, Diss

As you step through the entrance hall, you are greeted by a conveniently located WC, setting the tone for the functionality of this home. The kitchen, with its modern design and box bay window to the front, equipped with a range of base and wall-mounted units, hob, oven, and extractor. The tiled backsplash adds a sleek finish, while the door to the outside ensures easy access.

The sitting room/lounge features French doors that open up to the outside, inviting ample natural light into the space.

Moving upstairs, a cupboard on the landing provides additional storage space. The three spacious bedrooms offer versatile living arrangements, with two doubles boasting built-in wardrobes with sliding doors. The master bedroom impresses with its ensuite shower, adding a touch of luxury to everyday living. The smaller bedroom can serve as a children's room, study, or home office, catering to various needs.

The family bathroom, complete with a bath, tiled floor, and part-tiled walls, offers a serene retreat for relaxation.

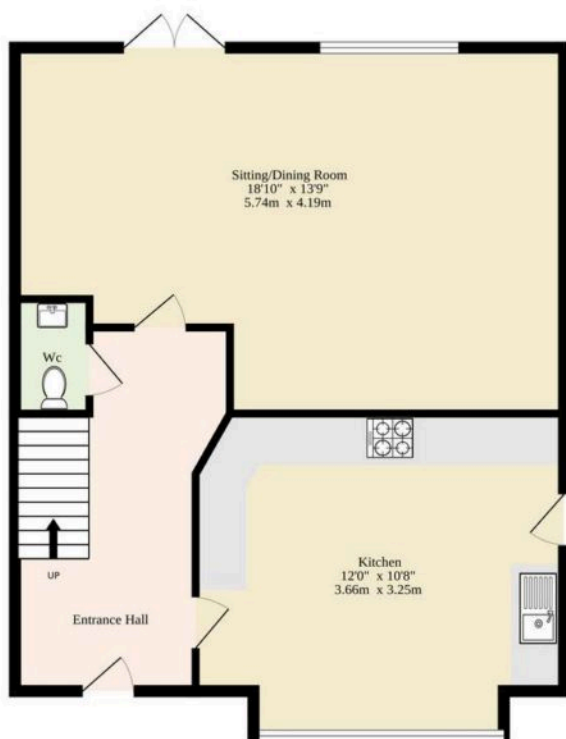
Additionally, the property benefits from double glazing throughout.

Situated within a small mews at the end of the cul-de-sac, this home features a front garden with gated side access to the rear garden. The rear garden is mainly laid to lawn with mature trees and shrubs, offering a private, unoverlooked space.

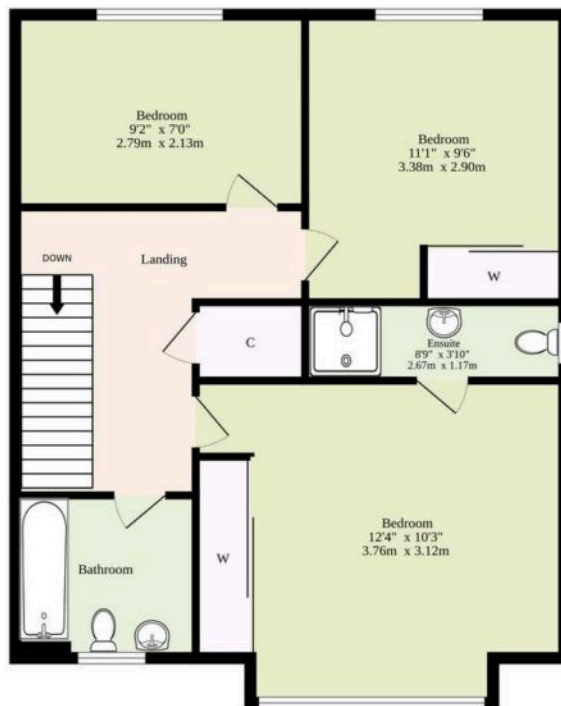
On-street parking is available to the front of the property.



Ground Floor  
470 sq.ft. (43.7 sq.m.) approx.



1st Floor  
400 sq.ft. (37.2 sq.m.) approx.



Sqft Excludes Garage

TOTAL FLOOR AREA : 870 sq.ft. (80.8 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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