

## 18 Frenze Hall Lane, Diss - IP22 4UB

£325,000 - £350,000 Freehold

Offering a stylish and practical layout, this turn-key ready four-bedroom detached home is ideal for modern family living. The spacious lounge features French doors opening onto the south-facing garden, while the heart of the home is a newly fitted kitchen/diner complete with sleek gloss units and marble-effect worktops. A matching utility room adds everyday convenience, and a downstairs WC enhances the ground floor layout. Upstairs, the master bedroom boasts a contemporary en-suite, with three further bedrooms—two of which include built-in wardrobes—and a modern family bathroom. Outside, the enclosed garden is perfect for relaxing or entertaining, with a raised deck, patio, lawn, and mature planting. Additional benefits include two allocated parking spaces, a garage, solar panels supplying hot water, and a convenient location within walking distance of the train station, town centre, and nearby countryside walks.



## Location

Frenze Hall Lane is positioned on the southern edge of Diss, offering a peaceful residential setting with the convenience of town amenities just moments away. Diss town centre is easily accessible, providing a range of independent shops, supermarkets, cafés, and essential services, along with a popular weekly market. The mainline train station is nearby, offering direct connections to Norwich, Ipswich, and London Liverpool Street, making it ideal for commuters. The surrounding area also offers scenic countryside, walking routes, and access to local parks and nature reserves, creating a great balance between town and rural life.



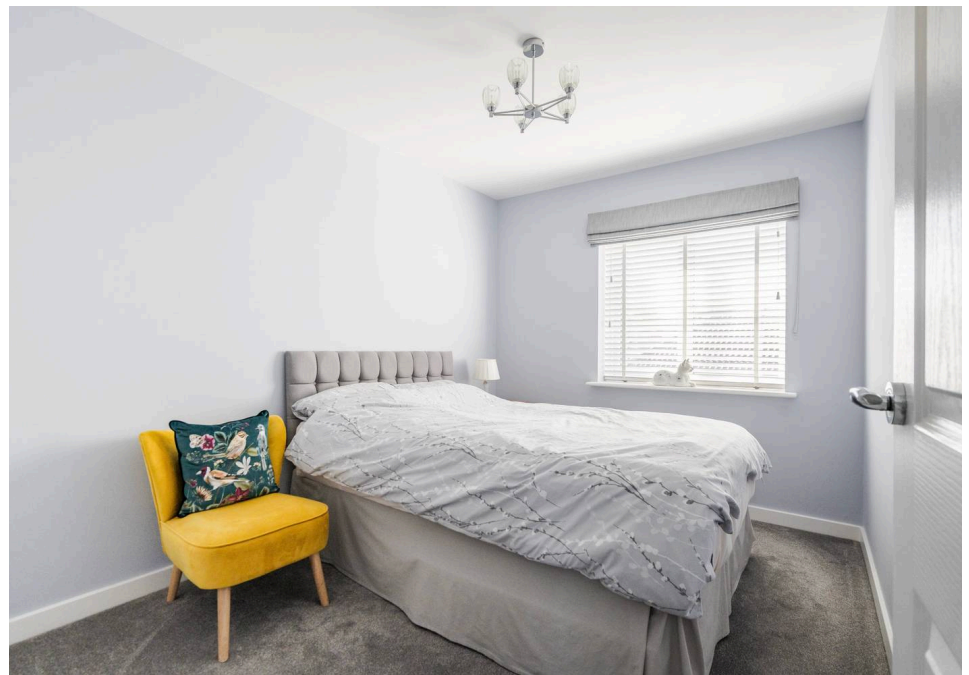
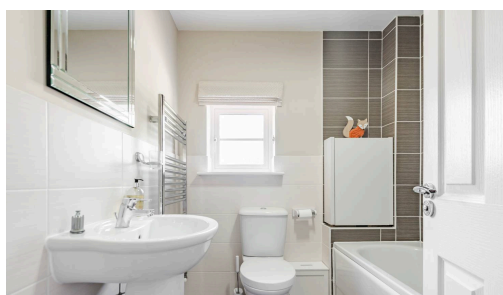
## Agents notes

We understand the property will be sold freehold, connected to all main services.

Solar panels are installed and contribute to heating the property's hot water.

Heating system- Gas Central Heating

Council Tax Band-D





### Frenze Hall Lane, Diss

Step inside this beautifully presented home through a welcoming entrance hall, where you'll find a conveniently located WC and a practical under-stairs cupboard—ideal for coats, shoes, or everyday storage. The layout is immediately functional, offering a sense of order and ease from the moment you arrive.

The lounge is a spacious and comfortable setting, featuring soft carpet flooring, a characterful fireplace, and French doors that open out to the garden, bringing in an abundance of natural light and creating a relaxed, airy atmosphere.

One of the standout spaces in the home is the newly fitted kitchen/diner. Designed with both style and practicality in mind, it boasts sleek high-gloss cupboards, marble-effect worktops, a gas hob, twin ovens, and a striking tiled splashback. There's ample room for dining and socialising, with wood-effect flooring running throughout to add warmth and continuity. Just off the kitchen, a matching utility room offers additional storage, plumbing for laundry appliances, and convenient access to the garden.

Upstairs, the property offers four bedrooms. Two are generously sized doubles, while the other two provide flexibility—ideal for a nursery, home office, or guest accommodation. The master bedroom features a newly fitted en-suite with a glass shower cubicle and marble-effect tiled surrounds, offering a fresh and contemporary finish. Built-in sliding wardrobes in the master and two further bedrooms provide smart, integrated storage, maintaining a clean and uncluttered feel throughout. All bedrooms are laid with comfortable carpet flooring.

A stylish family bathroom completes the upper floor, finished with partially tiled walls, a bathtub, and a heated towel rail.

Throughout the home, you'll find double glazing and solar panels that supply hot water—providing added energy efficiency and modern comfort.

Outside, the south-facing rear garden provides a bright and welcoming space, ideal for enjoying the sun throughout the day. It features a raised wooden deck that's perfect for outdoor seating or dining, a paved patio area, and a neatly kept lawn bordered by mature planting that adds a sense of privacy and greenery. A handy storage shed offers room for garden tools or equipment, and gated access to both the side and rear adds extra convenience.

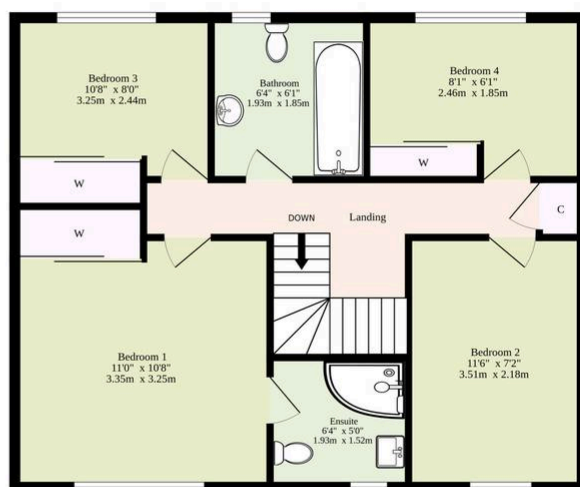
The property also includes two allocated off-road parking spaces on a shared driveway, along with a garage offering secure parking or useful additional storage.



**Ground Floor**  
531 sq.ft. (49.3 sq.m.) approx.



**1st Floor**  
411 sq.ft. (38.2 sq.m.) approx.



**TOTAL FLOOR AREA : 1076sq.ft. (100.0 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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