



7 Pheasant Drive, Diss

In Excess of £350,000

7 Pheasant Drive

Diss

Built just four years ago and still covered by six years of NHBC warranty, this detached home offers well-planned and comfortable living across three floors. Set in a sought-after part of Diss, it enjoys a peaceful setting with lovely woodland views. Inside, the property features a generous lounge filled with natural light, a stylish modern kitchen and dining area, and a separate utility room. There are four well-proportioned bedrooms, two of which benefit from their own en suite shower rooms, in addition to a contemporary family bathroom and a ground floor WC. Outside, the rear garden is fully enclosed and presented with low-maintenance Astroturf, while a brick weave driveway provides parking to both the front and rear, supported by an electric vehicle charging point. A detached garage with power and lighting adds further practicality. The property is ideally placed for access to local shops, cafés, and leisure facilities.

Location

Pheasant Drive, situated in a popular residential part of Diss, offers convenient access to the town's wide range of amenities while maintaining a peaceful suburban setting. Residents benefit from nearby supermarkets, cafés, schools, and leisure facilities, with Diss Mere and the town's historic high street just a short walk away. Diss Railway Station is also within easy reach, providing direct connections to Norwich, Ipswich, and London Liverpool Street. This area is well-suited to families and professionals alike, with attractive green spaces, play parks, and a strong sense of community. Road links via the A140 and A143 also make travel to surrounding towns and countryside straightforward, adding to the appeal for commuters and countryside lovers alike.





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Diss

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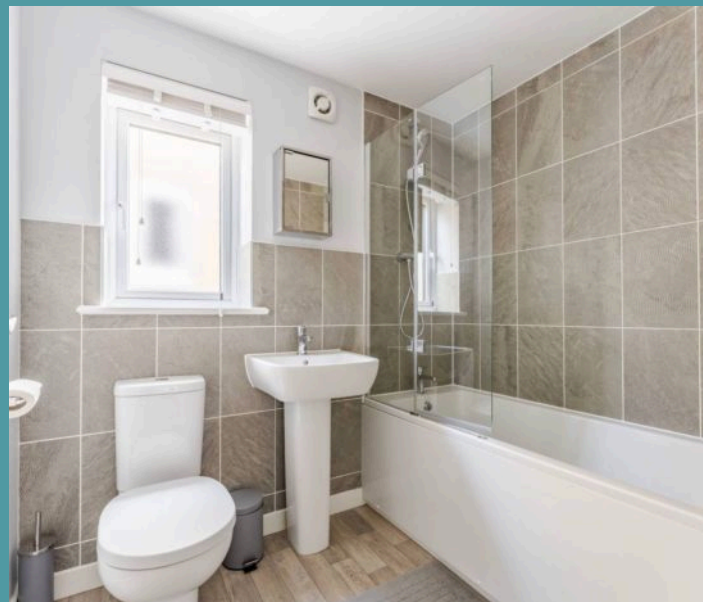
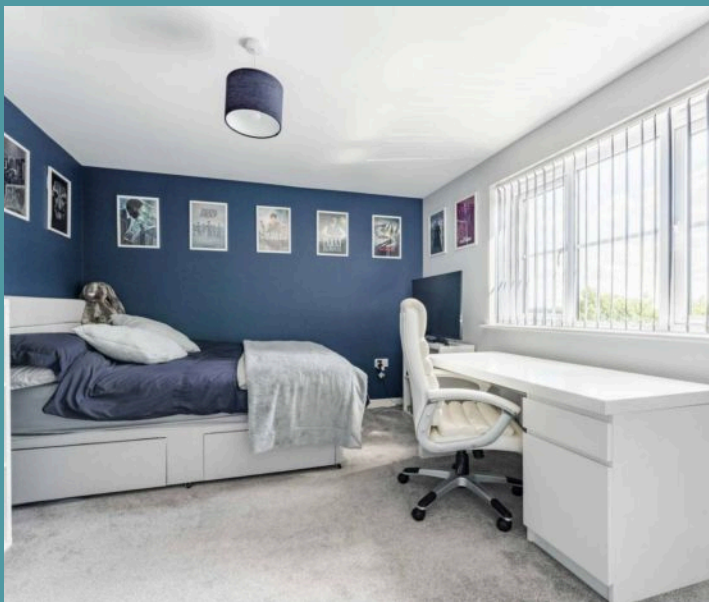
Step into the home through a bright and airy entrance hall finished with tiled flooring that adds both practicality and style. This welcoming space offers a handy storage cupboard for coats and shoes, along with a conveniently positioned WC, ideal for visiting guests or everyday use.

From here, you move into a generous lounge that enjoys an abundance of natural light. Carpeted underfoot and enhanced by tasteful lighting, it provides a comfortable space for relaxing and entertaining. The layout continues through to the open-plan kitchen and dining area, which has been thoughtfully designed with modern white units, wood-effect worktops, a gas hob with extractor, built-in oven, and stylish tiled splashbacks. Inset ceiling lights offer a clean finish, and there is plenty of room for a dining table. The tiled flooring continues throughout, and plumbing is in place for a dishwasher.

French doors lead directly out to the garden, while a separate utility room sits to the side, complete with a fitted unit, plumbing for a washing machine, and a door leading outside.

Upstairs on the first floor, you'll find three well-sized bedrooms. Two are generous doubles, while the third is smaller in size and could suit a nursery, home office, or dressing room. All rooms feature carpet flooring and feel well-proportioned. One of the doubles includes a modern en suite shower room, fitted with a glass cubicle and partially tiled walls. The remaining bedrooms are served by the family bathroom, finished with a panelled bath and shower over, and partially tiled walls.

- Detached house built just four years ago with six years remaining on the NHBC warranty



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Continue to the top floor where the final double bedroom is located. This spacious room features a built-in wardrobe and enjoys views over the attractive woodland. A velux window allows natural light to pour in, and the room also benefits from its own en suite shower room, complete with glass shower cubicle, velux window, and partially tiled walls.

Outside, the rear garden is designed for easy upkeep. It features Astroturf underfoot, a patio seating area, and a covered structure ideal for barbecues or shaded outdoor dining. Raised flower beds supported by sleepers frame the back boundary and add a touch of greenery.

A detached garage sits at the rear of the garden, equipped with lighting and power. Gated access leads to the front of the home where a brick weave driveway provides off-road parking for one vehicle, supported by an electric vehicle charging point.

Agents notes

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

Heating system- Gas Central Heating

Service charge approximately £167.30 per annum

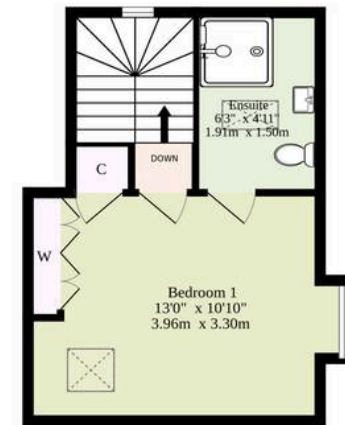
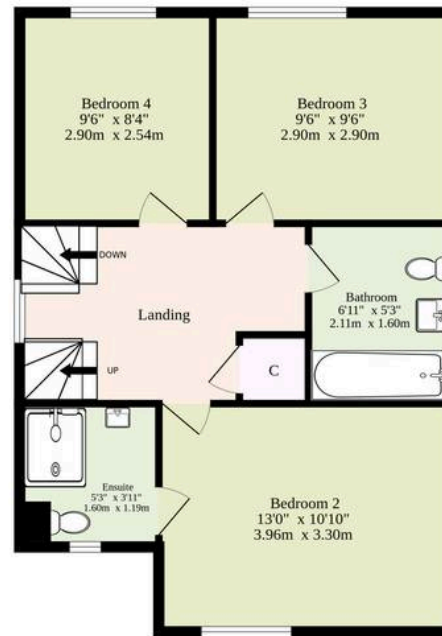
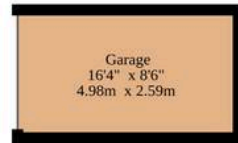
Council Tax Band- D



Ground Floor
617 sq.ft. (57.3 sq.m.) approx.

1st Floor
407 sq.ft. (37.8 sq.m.) approx.

2nd Floor
233 sq.ft. (21.6 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1257 sq.ft. (116.8 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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