



Louies Lane | Diss | IP22 4EQ
Asking Price £275,000

twgaze

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Period home positioned in a convenient location in the town, yet benefits from a lovely 'countryside feel' with generous garden. 3 bedrooms with en-suite off principal bedroom. Extensively refurbished by the sellers. Decent kitchen with range of fitted units. Supporting Utility and ground floor WC. Off road parking.

- Period terrace house
- Country feel, with generous size garden yet close to the town
- 3 bedrooms and first floor bathroom
- En-suite off main bedroom
- Re-modelled layout by current sellers
- good size kitchen opening to dining area,
- Sitting room with .Villager. wood burning
- Driveway with parking space for a vehicle
- Utility and ground floor WC

Location

The property is found just over half a mile from the town centre and all that Diss has to offer. Diss is a bustling market town nestled on the Norfolk/Suffolk border, offering an excellent range of shops, leisure facilities and schooling to sixth form level. Diss also provides strong transport connections, including a mainline rail service to London Liverpool Street. Palgrave remains one of north Suffolk's most sought-after villages.

The property

This attractive period home has undergone extensive refurbishment by the current owners, with thoughtful alterations to the layout creating a more open-plan arrangement whilst retaining the character of the original property.

Upon entering, a useful entrance porch provides a practical space for hanging coats and storing shoes before leading into the main accommodation. To the front, the sitting room





has a comfortable and welcoming feel, with a chimney breast housing a 'Villager' wood-burning stove, creating an attractive focal point.

The kitchen is well proportioned and offers a good range of fitted units, solid worktops and ample preparation space, complemented by a traditional Butler sink and recessed spotlights. From here, the accommodation flows naturally into a dining area, which could equally serve as a second reception room or informal sitting area, with easy access to the garden patio. A useful utility room and separate WC complete the ground floor accommodation.

Stairs rise from the kitchen to a first floor landing, providing access to three bedrooms, comprising two doubles and a single, along with a modern family bathroom with Velux skylight.

The main bedroom, positioned to the front of the property, is particularly well proportioned and now benefits from its own en-suite shower room. Both bathrooms have been tastefully finished in a complementary style, forming part of the considered improvements made to the property's original layout.

Outside

To the front, a gravel driveway allows parking for one vehicle. The rear garden is a true delight; a long garden which you would usually find in a village setting, which comprises areas of patio, ideal for outside dining, expanse of lawn with array of well stocked flower borders. Towards the bottom of the garden is a useful store shed and timber summer house, both of which have power supply.

Agents note

There is a neighbouring right of access located towards the bottom of the garden. Approximate location of the access is marked as a blue line on the map image.

Services

Mains electricity, water and gas are connected.

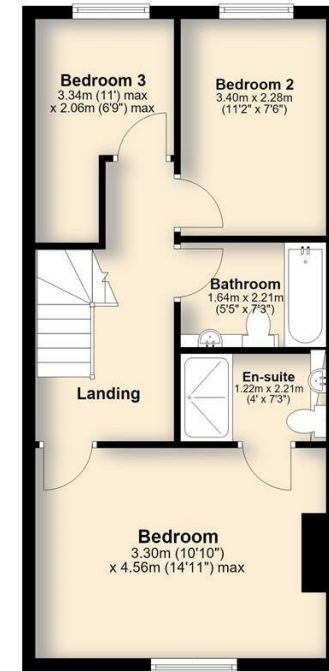
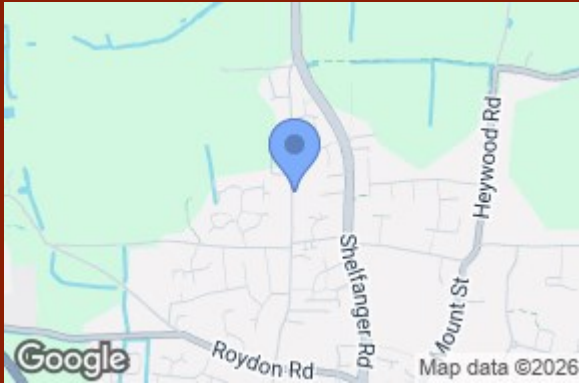
Council Tax: B

Freehold

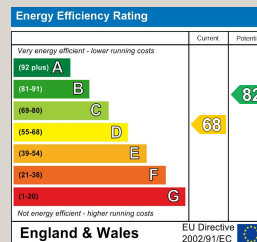
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Some images used have been AI assisted.

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Total area: approx. 93.4 sq. metres (1005.7 sq. feet)



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