

95 Denmark Street
Diss
IP22 4LF

twgaze


Guide Price £850,000







- Grade II listed Georgian Villa
- Three elegant reception rooms
- Large private gardens of 0.56 ac
- High quality kitchen and bathroom fittings
- Large gravelled parking area
- Excellent commuter location

Location

If you are looking for the convenience of town living but still want a good sized garden, then Oak Lodge has much to offer. It is within easy walking distance of the array of shops, eateries and pubs which are just a stroll across the park. There are three supermarkets in town, schooling to sixth form level, and lots of sports facilities ranging from bowls to rugby and golf to cricket. For those needing access to London or Norwich, Diss has a mainline rail service with Liverpool Street station being around 90 minutes away. Diss is a great area to explore from with the north and east coasts being within an hours drive. The Broads are closer still, and you have Bury St Edmunds, Norwich and Ipswich all within 25 miles.

The Property
Oak Lodge, one of the prime houses in town, is an elegant Grade II Listed Georgian Villa with generous proportions set in a prominent position within the town. The property has been redecorated throughout with the kitchen and bathrooms having been updated to a high standard. Many of the architectural features, in the form of cornices mouldings and ceiling roses have been retained. The property has spacious and bright rooms leading off the wide entrance hall with stairs at the far end to a large landing.

Outside
It is always a pleasant surprise when you find a townhouse which has such a large and private plot. Set in over half an acre the house is set back from the road in an elevated position and screened by mature trees and hedging. To the front is a large gravelled parking area with lawn beyond. the gravel continues around to the rear where there is a courtyard and large garage/store building. The rear garden then stretches back a long way and is mainly laid to lawn with a mixture of shrubs and mature trees. At the far end is a store shed. Overall the property sits on 0.56ac

Services:
Mains water and electricity, Gas and drainage are connected to the property. Heating is provided by a gas boiler.

Directions:
From the agents office proceed up the hill to the junction with Denmark Street, turn left and down the hill. Oak Lodge will be found on the right just before Denmark Rise.

Viewing:
Strictly by appointment with TW Gaze.

Agents Note - The property is currently rented and the images are not all representative of the current furnishing, Some images have been digitally dressed for marketing purposes.

Freehold

Council Tax: F

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.
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Ref: 2/19190



























Total area: approx. 273.3 sq. metres (2942.0 sq. feet)

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While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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