



Beavan House
59 Victoria Road
Diss
IP22 4JE

Offers Over: £510,000





- Very spacious accommodation of just under 3500sqft
- Period Features
- Three reception rooms
- Four bedroom
- Gas fired central heating
- Rear courtyard garden

Location

Diss is a market town on the Norfolk/Suffolk border with a surprising number of independent specialist shops and businesses providing a wide variety of goods and services including three national brand supermarkets. The town has well regarded schools, good sporting and leisure facilities and a wide range of social activities. Diss rail station lies on the Norwich to London Liverpool Street mainline, a journey to London scheduled to take around 90 minutes. The regional, cultural and business centre of Norwich lies approximately 25 miles to the north.





Property

This impressive detached Victorian home has been meticulously restored by local builder Danny Ward, showcasing a seamless blend of period charm and modern updates. Many original features have been preserved, such as the beautiful stairway, leaded light window above the entrance, sash windows, and original glasswork. The property has undergone a complete re-plumbing and rewiring, while retaining key elements like six-panel internal doors, original Victorian fireplaces with intricate tiling, and window shutters in the hallway. The spacious layout, with its generously proportioned rooms and high ceilings, creates an airy and comfortable living environment. Situated just east of the town centre, the house is ideally located for access to the railway station and is within a short, flat walk to the town's supermarkets. Modern conveniences include gas-fired central heating via radiators, a burglar alarm system, and a communal satellite system. The kitchen and bathroom floors are finished with Travertine natural stone, and the kitchen is fitted with elegant granite countertops. A gas-fired Redfyre Range adds a traditional touch to the kitchen, which is complemented by a large scullery, also with a stone floor. Off the breakfast room is the original pantry, which could serve as a home office or study, and there is also a cellar. The main bathroom is well-appointed with a double shower and corner bath, while the master bedroom has its own ensuite shower room, which is also accessible from an adjoining bedroom.

Outside

The property's exterior is just as charming, with wrought iron railings enclosing the front garden and a small garden area at the rear.

The front and side gardens have been neatly turfed and face Victoria Road, enclosed by the decorative railings. A brick weave path leads up to the front entrance, while a larger brick weave section, accessed by double gates, allows vehicle access directly to the front door. One side of the property is bordered by a wall, adding further definition to the space. At the rear, a modest garden offers privacy, enclosed by attractive brick and flint walls, and includes a patio area ideal for outdoor seating. This private section also provides access to a single garage, which is equipped with power.

Services

Mains water and electricity

How to get there:

What3words:

Viewing

by appointment with TW Gaze

Tenure: Freehold


Ref:

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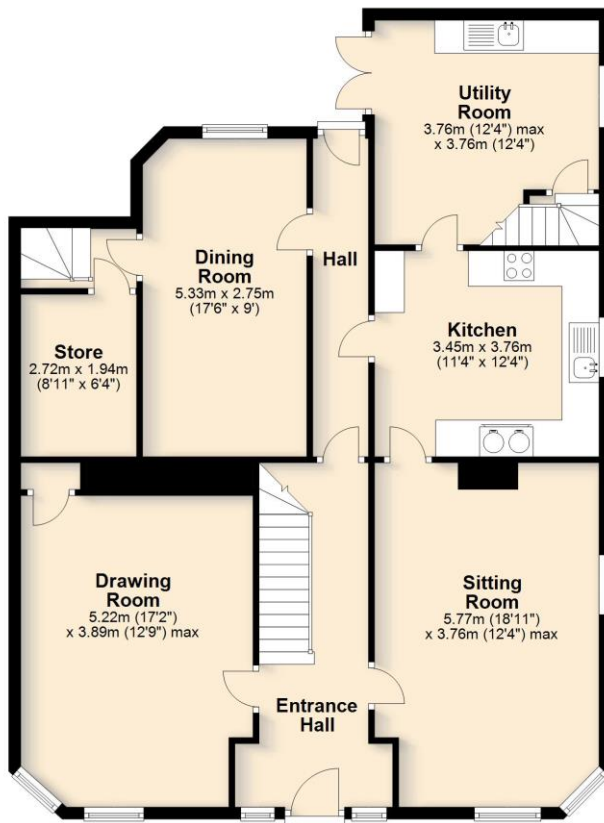
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While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

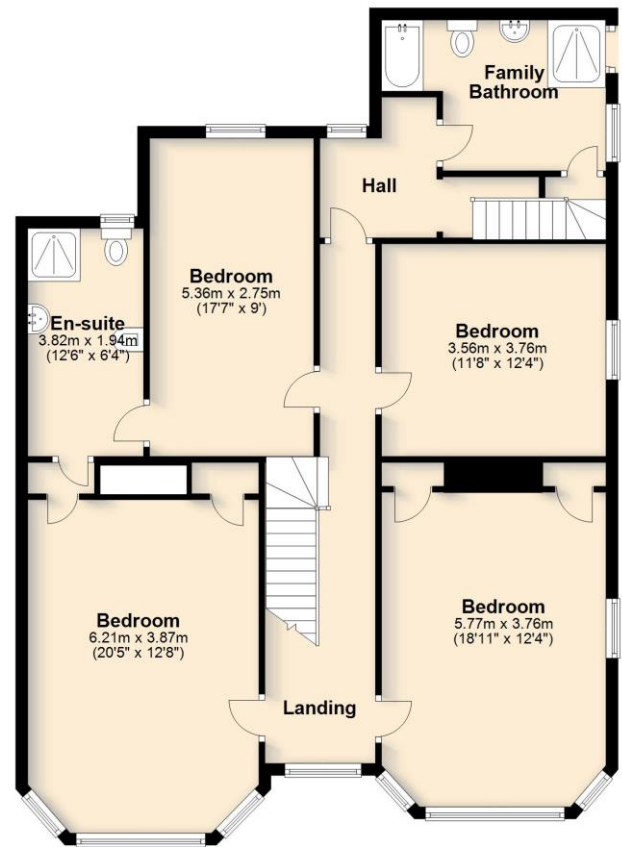
Ground Floor

Approx. 112.3 sq. metres (1208.8 sq. feet)

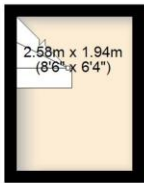


First Floor

Approx. 112.1 sq. metres (1206.3 sq. feet)



Cellar
Approx. 5.0 sq. metres (53.9 sq. feet)



Total area: approx. 229.4 sq. metres (2469.0 sq. feet)

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