



Oak Lodge , 95 Denmark Street,
Diss, Norfolk, IP22 4LF

twgaze





One of the best in town set in half an acre. Fully refurbished with three grand reception rooms, high quality kitchen and bathrooms, 5 bedrooms. One not to be missed.

Guide Price £1,200,000



- Large private gardens of 0.56ac
- Just renovated with a careful hand
- Three elegant reception rooms
- High quality kitchen and bathroom fittings
- One of the best houses in town
- 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 coast 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. While the house has recently been through a complete scheme of repair and modernisation including high specification kitchen and bathrooms, the refurbishment has been carried out in a particularly sympathetic manner, retaining all the architectural features in the form of cornices mouldings and ceiling roses. The property has spacious and bright rooms fed 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.

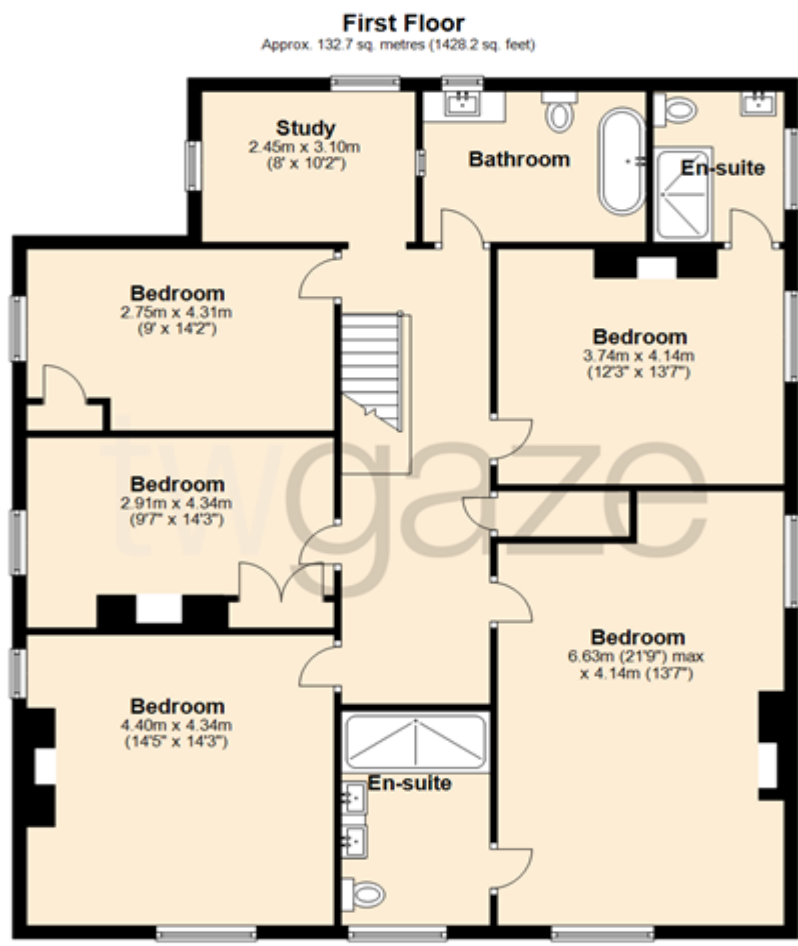
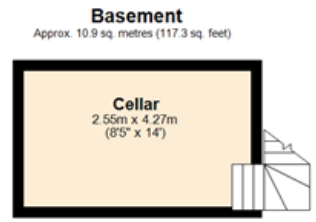
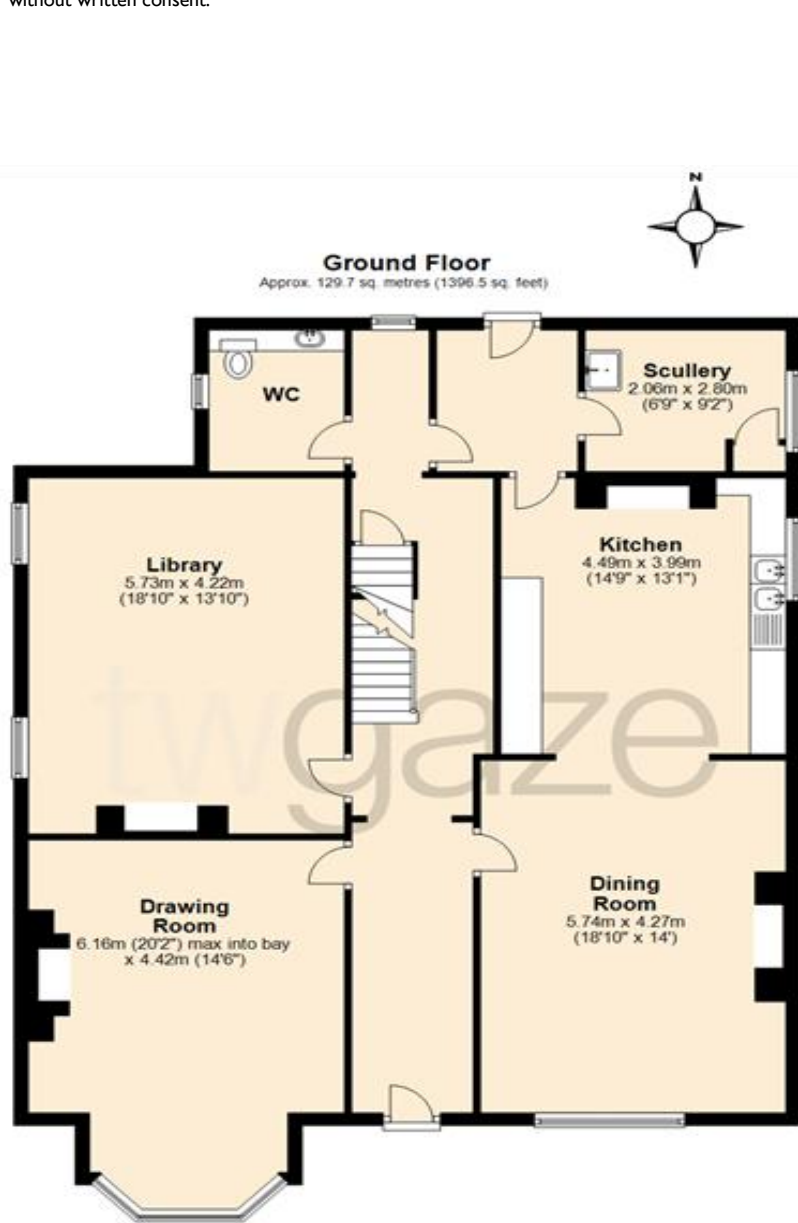
Freehold.

Council Tax Band: F



For illustrative purposes only. NOT TO SCALE.

This plan is the copyright of TW Gaze and may not be altered, photographed, copied or reproduced without written consent.

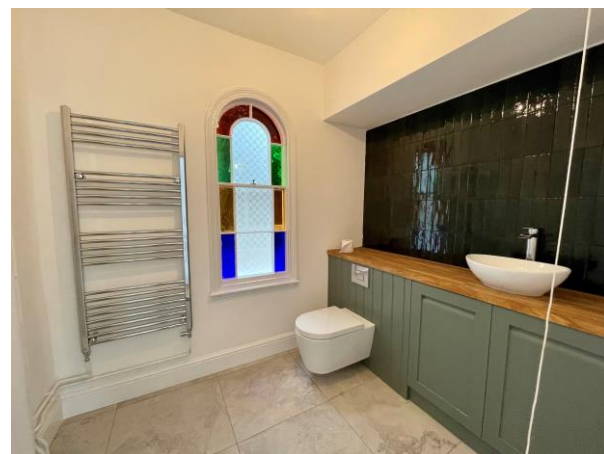




Important Notice

TW Gaze for themselves and for their Client give notice that:-

1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive.
3. No person in the employ of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.
5. It should not be assumed that the property has all necessary planning, building regulation or other consents.
6. TW Gaze has not tested any service equipment or facilities. While we endeavour to make our sales



10 Market Hill, Diss,
Norfolk IP22 4VJ
01379 641 341
prop@twgaze.co.uk

33 Market Street, Wymondham,
Norfolk NR18 0AJ
01953 423 188
info@twgaze.co.uk

