



8 Cherry Tree Court
Diss
IP22 4QW

Guide Price: £325,000





- 2 bed detached bungalow
- Immaculately presented
- Walking distance to town
- Updated by current vendors
- Garage and parking space
- EV charging point

Location

For those wanting to downsize, retire or simply to be close to the shops, cafés and facilities of this thriving town, this bungalow is ideal. The centre of Diss is just a short walk away and provides an excellent range of local and national shops, good sporting and social facilities, a modern health centre. It also offers good transport links, having a mainline rail station with Norwich to the north and London Liverpool Street to the south.





Property

This attractive bungalow offers stylish living accommodation which has been completely updated with new boiler, kitchen, shower room and cloakroom. It has the benefit of upvc doors and windows throughout, making for easy maintenance. The cloakroom is large enough to store coats and shoes and there is additional storage in the airing cupboard in the hallway. The new kitchen easily accommodates a small table and chairs and a dresser and has quality integrated appliances to include a Neff electric double oven, gas hob, washing machine and dishwasher. The living/dining room is tastefully furnished with a fireplace creating a pleasant focal point and featuring a coal effect electric fire. Large patio doors open onto a south facing patio. A further door leads through to an inner hallway with two bedrooms leading off in addition to a new bathroom room with sink unit and bath with a shower over and travertine floor and wall tiles.

Outside

The property benefits from a single garage en bloc and one parking space with an EV charger immediately outside the bungalow. Additionally, there is a visitor's car parking space shared by the neighbouring properties. A gate opens into a

paved courtyard area, ideal for al fresco dining and this continues around both sides of the bungalow. The property sits back in its corner plot and the internal layout is designed to make the best of the south facing aspect.

Agent's Note The annual maintenance cost for the upkeep of the communal areas is approximately £485 per annum.

Services

Mains electricity, water and drainage are connected. Gas central heating.

How to get there:

What3words: ///mango.supposed.strict

Viewing

Strictly by appointment with TW Gaze

Tenure: Freehold

Council Tax Band: C

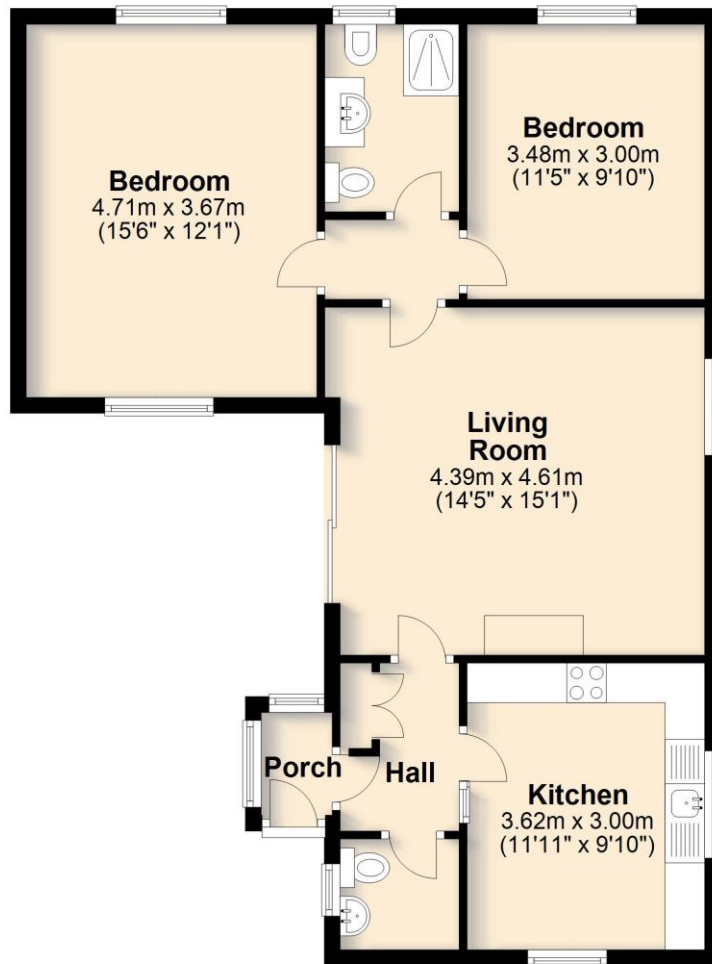
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

8 Cherry Tree Court, Diss
 Approx. 73.8 sq. metres (794.8 sq. feet)



Total area: approx. 73.8 sq. metres (794.8 sq. feet)

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