



22 Heywood Road,
Diss,
Norfolk
IP22 4DJ

Asking price: £375,000





- Detached spacious bungalow
- 2 double bedrooms
- Just a 10-minute walk to town
- Garden with countryside feel
- Sections of patio, lawn and vegetable garden
- Garden room
- 19' Living room with wood burner
- No onward chain

Location

The bungalow is located just to the north of the town, opposite the junction with Sunnyside and within easy walking distance to the town centre. Diss is a bustling market town just on the Norfolk/Suffolk border and offers 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.





The Property

The bungalow offers the best of both worlds - just a short walk into town centre, yet enjoying a 'countryside feel', with decent size garden and views beyond the rear boundary. The property is positively deceptive in terms of its overall size, with the accommodation amounting to around 1100 sq.ft. The 19' living room has a wood burner, whilst the kitchen/diner has plenty of good space to dine and faces onto the rear garden. Outside.

Outside

The driveway to front allows parking for two/three vehicles, with storage space to the side in the shape of an enclosed car port, with access gates to front and rear. The rear garden is a real gem, with sections of lawn, patio and vegetable garden at the far end, with views beyond. There is also a raised pond (empty), wooden store shed and green house.

Services

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

How to get there – What3words:

What3words: ///convinces.imply.invent

Viewing

By appointment with TW Gaze.

Tenure: Freehold

Council Tax Band: D


Ref: 2/19597/RM

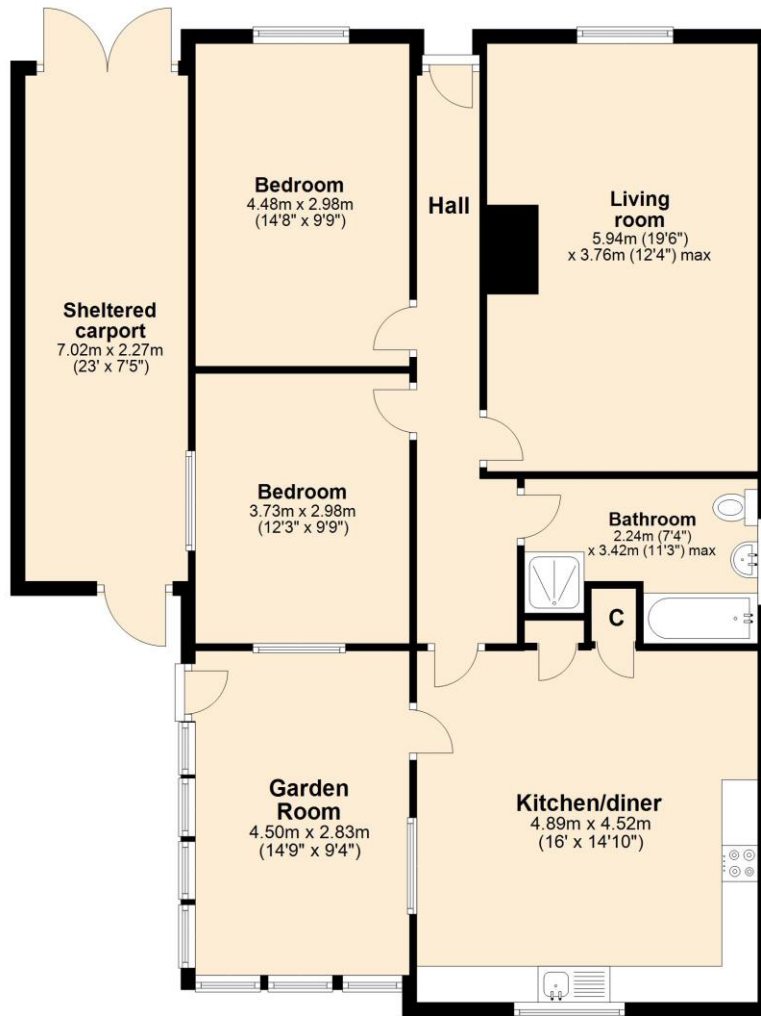
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 



Ground Floor

Approx. 118.9 sq. metres (1280.2 sq. feet)

Total area: approx. 118.9 sq. metres (1280.2 sq. feet)

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