



Forge Place  
The Street | Winfarthing | IP22 2ED  
£295,000

twgaze

# Forge Place The Street | Winfarthing | IP22 2ED

Established, detached bungalow. Set back on its plot within the village of Winfarthing. Two double bedrooms. stylish kitchen/breakfast room. uPVC conservatory. Long driveway and a single garage. good level of privacy to rear. Just 4 miles from Diss

- Set back on its plot
- with good size front lawn
- Stylish kitchen/breakfast room
- Useful
- fitted utility
- 2 double bedrooms
- Conservatory
- Tiled wet room
- Just 4 miles from Diss
- Long driveway and single garage

## Full Description

### Location

Winfarthing is a semi-rural village located just off the B1077 between Old Buckenham and Diss, with the later just 5 miles away and having an excellent range of facilities including schooling to sixth form level, local and national shops and various sports clubs (rugby, tennis, football and golf course to name a few). Transport links are good with Diss having a mainline rail service on the Norwich to London Liverpool line (journey time of 90 minutes), Norwich itself is just 20 miles away and the A11 giving a swift route to Newmarket and Cambridge is 5 miles away. This is an attractive property in a semi-rural position combining the country lifestyle with easy access to facilities.





## The Property

The bungalow is warm, inviting and neutrally decorated, with clean, stylish fittings, demonstrated by the kitchen/breakfast room and supporting utility located to the rear. The living room is bright and benefits from two, triple glazed windows and overall there is a good, functional layout and flow, with an entrance porch and central hallway leading off to all of the rooms. The property has the added bonus of a uPVC conservatory located just off the back bedroom.

## Outside

The driveway caters for several vehicles, whilst there is a single garage found further back. Adjacent to the driveway is a good size lawn with shrubs to front borders. The rear is also lawn mainly to lawn.

## Services

Mains electricity and water are connected. Water treatment plant which feeds into main sewer. Oil fired central heating system.

## How to get there:

W3W: [snooping.suave.joggers](https://www.snooping.suave.joggers)

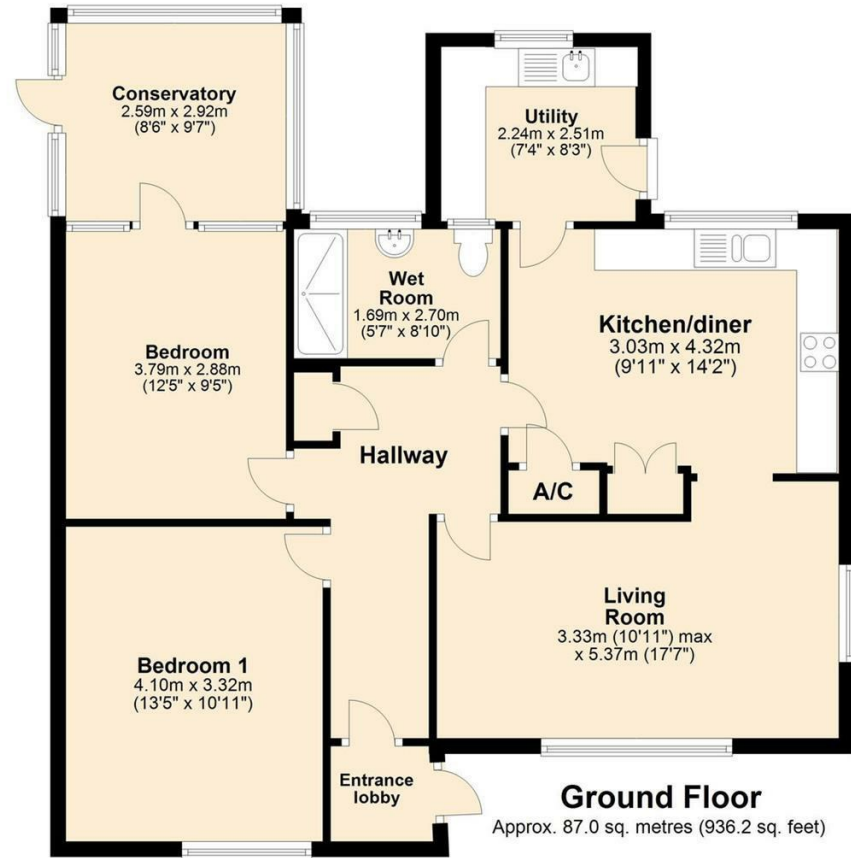
## Viewing

By appointment via TW Gaze

Council tax: C

Freehold

Ref: 2/19715/RM



Total area: approx. 87.0 sq. metres (936.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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