



GROUND FLOOR 1699 sq.ft. (157.8 sq.m.) approx.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and have been taken to the best of our knowledge and belief. We do not warrant the accuracy of the measurements and we accept no liability for any error or omission. The purchaser is advised to check the measurements and to satisfy themselves as to the accuracy of the measurements before completion of the purchase.

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Contact Details
Strictly by appointment
Viewing Arrangements

Whittley Parish



Diss Road, Burston, Diss, IP22 5TS

Guide Price £650,000

Boasting an outstanding secluded position, this substantial and spacious four bedroom detached bungalow offers integral annexe accommodation ideal for dual living. Set upon a large plot with mature grounds in the regions of 2 acres (sts) with equine use and stabling.

- Approx 2 acres (sts)
- Double card lodge
- Secluded rural position
- Freehold
- Stables/equine use
- Annexe accommodation
- Council Tax Band F
- Energy Efficiency Rating E.



Property Description

SITUATION

Located within the attractive and much sought after village of Burston, the property enjoys a lovely individual position set well back from the road and backing onto the rural countryside. Burston is a tranquil village found just 3.5 miles to the north of Diss offering a lovely assortment of many period and modern properties with good local amenities including schooling, public house, fine church, village hall and playing field. The historic market town of Diss offers an extensive and diverse range of many day to day amenities and facilities along with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

DESCRIPTION

The property comprises a four bedroom detached bungalow having been individually built and designed in the 1970's and of traditional brick and block cavity wall construction under a pitched interlocking tiled roof, replacement sealed unit upvc double glazed windows and doors, whilst being heated by an oil fired central heating boiler via radiators. Internally the property offers spacious and versatile accommodation in the regions of 1700 sq ft with particular notice drawn to the annexe accommodation to the side which gives ideal dual living or equally can be integrated to the main residence.

EXTERNALLY

The property is set back from the road upon an individual position enjoying a lovely situation surrounded by rural countryside giving a tranquil yet not isolated feeling. Approached via a large shingle driveway giving extensive off-road parking sweeping to the side and leading to the double detached cart lodge. The grounds extend to the regions of 2 acres and essentially separated into two areas with formal gardens abutting the rear of the bungalow, large area of garden being predominantly laid to lawn and enclosed by established tree line backing onto rural farmland. To the rear boundaries is the benefit of stabling with two loose boxes each measuring 10' 0" x 12' 0" (3.05m x 3.66m) and two store areas or tack rooms each measuring 12' 0" x 15' 11" (3.66m x 4.87m) with 3 paddock areas to the front.

The rooms are as follows

ENTRANCE HALL: 14' 0" x 7' 6" (4.28m x 2.31m) maximum measurement. A pleasing and spacious first impression. Access to the main reception room, three bedrooms and bathroom. Built-in storage cupboard to side.

RECEPTION ROOM ONE: 12' 5" x 19' 6" narrowing to 15' 4" (3.80m x 5.95m narrowing to 4.69m) A bright and spacious reception room with window to front, fireplace to side and arch connecting through to reception room two...

RECEPTION ROOM TWO: 12' 6" narrowing to 11' 0" x 11' 5" (3.83m narrowing to 3.37m x 3.49m) With sliding doors to the rear aspect giving access through to the conservatory extension...

CONSERVATORY: 7' 4" x 8' 1" (2.26m x 2.48m) Found to the rear of the property being an upvc double glazed conservatory extension with door giving external access.

KITCHEN/DINING ROOM: 15' 6" narrowing to 12' 5" x 11' 6" (4.74m narrowing to 3.79m x 3.52m) A double aspect room found to the front of the property with the kitchen offering an extensive range of wall and floor unit cupboard space, roll top work surfaces over, inset porcelain one and a half bowl sink with drainer and mixer tap and integrated

appliances with fridge, freezer, washing machine and dishwasher etc. Fitted Range to side.

BEDROOM ONE: 12' 5" x 14' 6" (3.80m x 4.43m) With window to the front aspect being a particularly large master bedroom.

BEDROOM TWO: 12' 6" x 11' 5" (3.83m x 3.48m) With window to rear and again being a spacious double bedroom with double built-in storage cupboard to side.

BEDROOM THREE: 12' 6" x 9' 6" (3.82m x 2.91m) With French upvc double glazed doors giving external access and lending itself for a number of different uses if not required as a bedroom.

BATHROOM: 8' 5" x 8' 2" (2.58m x 2.50m) With frosted window to rear and being a modern replaced suite in white with panelled bath, corner tiled shower cubicle, low level wc and wash hand basin.

INNER HALL: 14' 10" narrowing to 5' 5" x 21' 4" narrowing to 8' 2" (4.54m narrowing to 1.66m x 6.51m narrowing to 2.51m). With upvc door to rear giving external access. Windows to front and internal access to the annexe accommodation, wc and utility room.

WC: 5' 8" x 3' 9" (1.73m x 1.16m) With frosted window to rear and comprising of low level wc and wash hand basin over vanity unit.

UTILITY: 9' 5" x 7' 1" (2.88m x 2.18m) With window to rear. Roll top work surface, inset sink and wall and base units.

ANNEXE - BEDROOM: 12' 1" x 11' 10" (3.70m x 3.62m) With windows to side. A spacious double bedroom with fitted storage units to side.

KITCHEN AREA: 5' 4" narrowing to 3' 10" x 11' 10" (1.65m narrowing to 1.19m x 3.61m). With window to rear. Upvc door to side giving external access and having formerly been a kitchen, however now having had the kitchen units removed can be easily replaced if required.

SHOWER ROOM: 3' 10" x 7' 7" (1.17m x 2.32m) With frosted window to side comprising of tiled shower cubicle, low level wc and wash hand basin.

OUR REF: 7877

