



Falcon Avenue, Diss - IP22 4PE

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Falcon Avenue

Diss

NO CHAIN! Located in a quiet RESIDENTIAL LOCATION, this well proportioned THREE BEDROOM DETACHED BUNGALOW offers a perfect retreat for those seeking a blank canvas within a quiet position. Boasting over 800 sqft internally (stms), this property is presented to the market with the added benefit of no onward chain. The accommodation comprises DINING HALL leading to THREE BEDROOMS, a shower room, and a separate W/C. There is a kitchen and then large sitting room. The newly installed GAS FIRED BOILER ensures efficient heating throughout the property, while the spacious living areas provide a warm and welcoming ambience. To the rear, the large private gardens offer an inviting outdoor space, perfect for relaxing or entertaining. At the front of the property, a driveway provides convenient parking for multiple vehicles. The property has most recently been a rental property and offers plenty of potential for a new purchaser to make it their own with cosmetic refresh required throughout.



- No Chain!
- Detached Bungalow
- Quiet Residential Location
- Over 800 SQFT Internally (stms)
- Three Bedrooms, Shower Room & W/C
- Newly Installed Gas Fired Boiler
- Large Private Rear Gardens
- Driveway Parking To The Front

Council Tax band: D

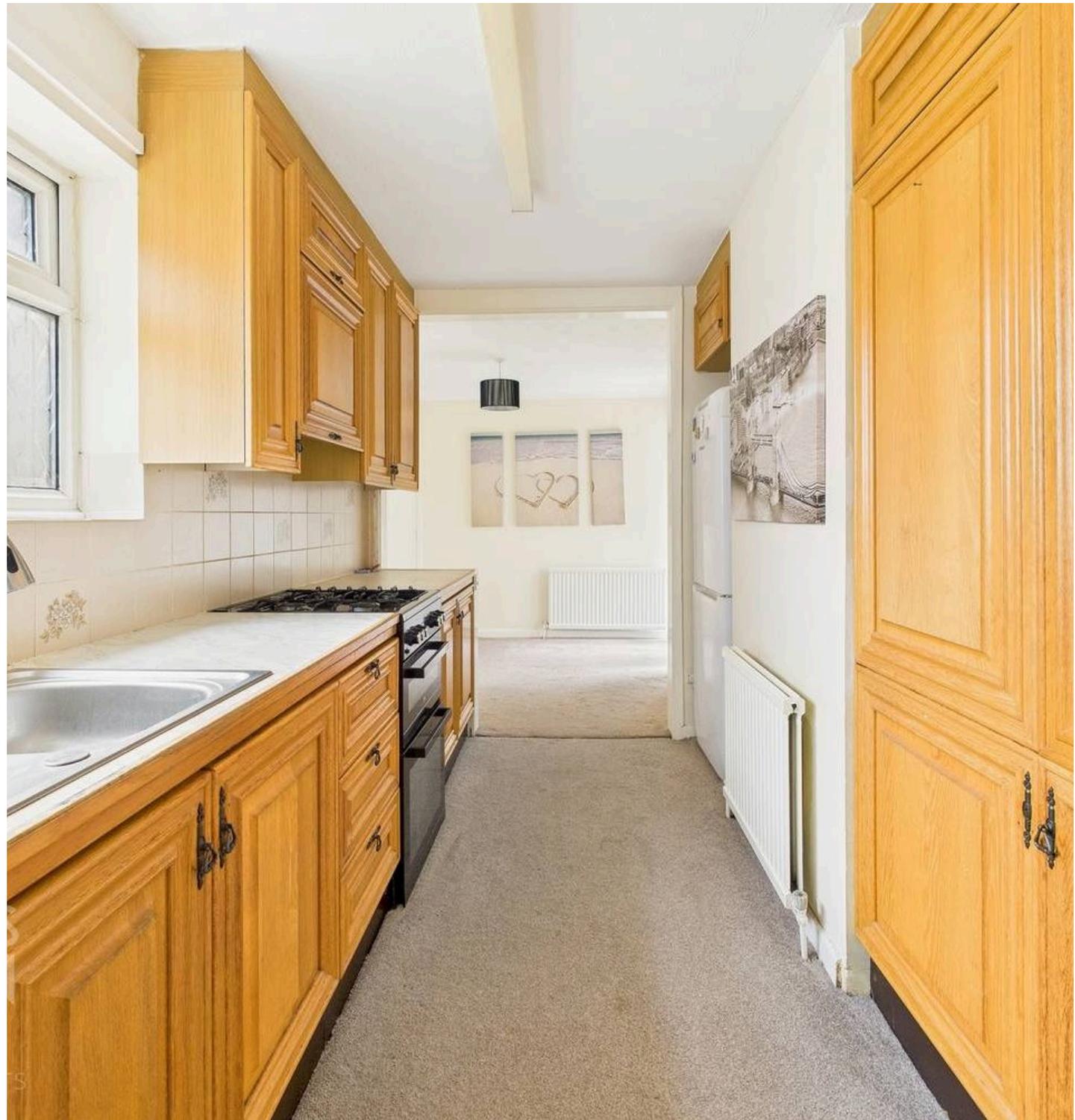
Tenure: Freehold

EPC Energy Efficiency Rating: D

The property is located just outside the centre of Diss within easy walking distance of the local shops, amenities and mainline railway station, which has regular services connecting to London, Liverpool Street and Norwich. The historic market town of Diss is situated on the South Norfolk border and has proved to be a popular location over the years. The town offers an extensive range of amenities and facilities and is only 23 miles to the south of Norwich and 25 miles to the north of Ipswich.

SETTING THE SCENE

Approached from Falcon Avenue you will find hard standing parking to the front off road suitable for multiple vehicles. The main entrance door is found to the side into the dining hall with a side access to the rear garden down a pathway.



THE GRAND TOUR

The main entrance door leads into the dining hall with plenty of space for a table with a large window overlooking to the garden as well as access to the semi-open plan kitchen and the sitting room beyond. In the other direction there is an inner hallway leading to the bedrooms and the bathroom. The kitchen offers a range of wall and base level units with free standing oven, washing machine and fridge/freezer. There is a back door leading to the side passage also. The sitting room offers a feature fireplace as well as a dual aspect and double doors out to the garden. Off the inner hallway you will find three ample bedrooms as well as a w/c and a separate shower room adjacent.

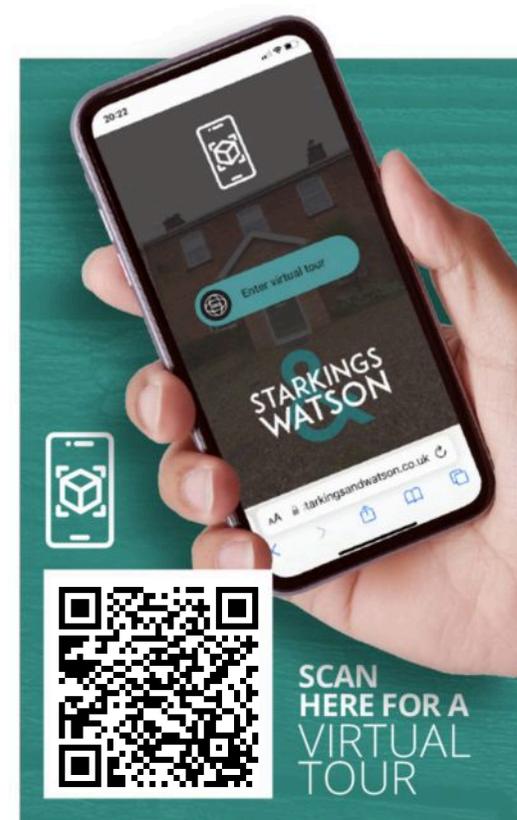
FIND US

Postcode : IP22 4PE

What3Words : ///lifeboats.prawn.buyers

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

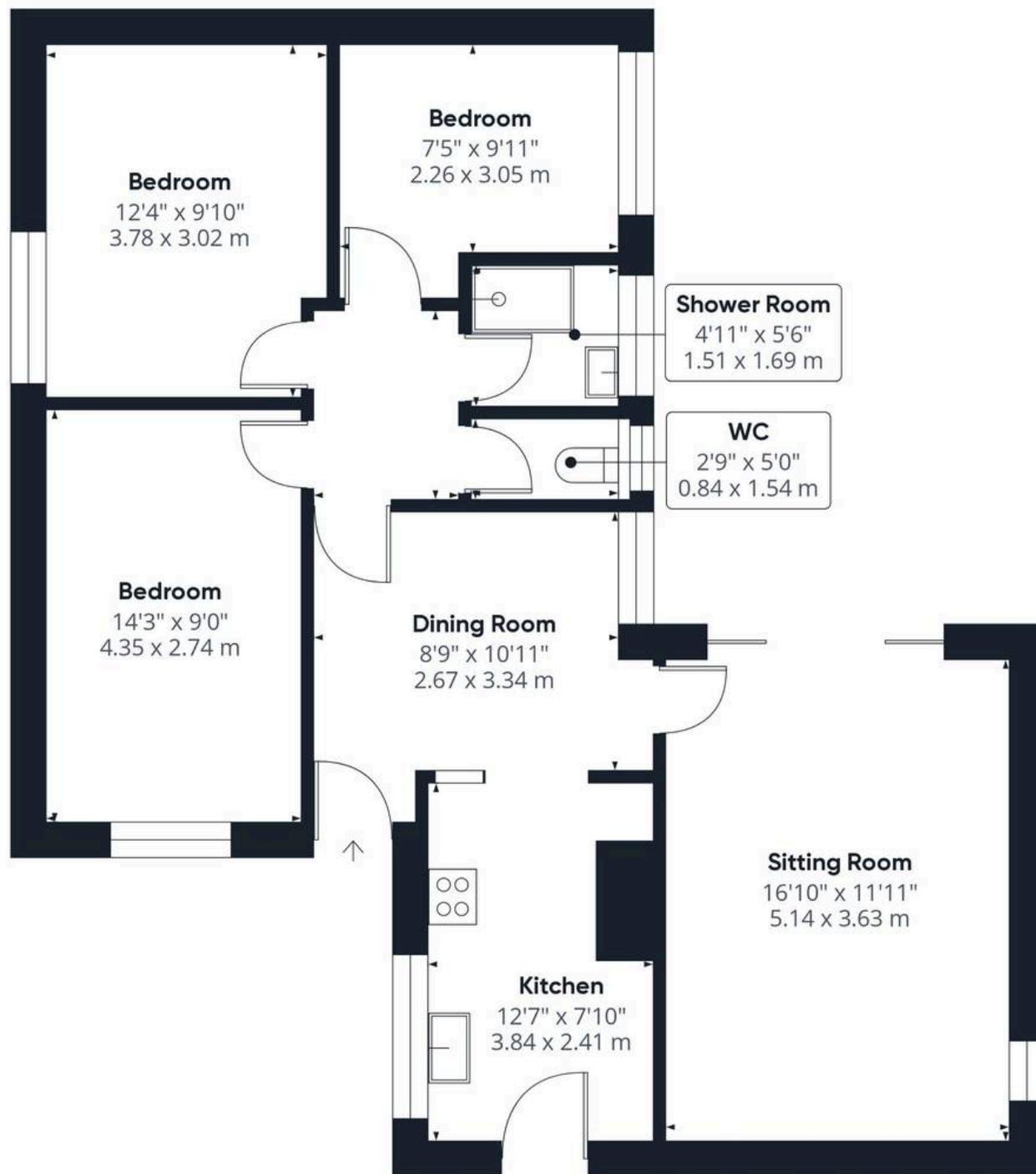




THE GREAT OUTDOORS

The enclosed rear garden offers a good degree of privacy and more space than you might expect to find. The garden is mostly laid to shingle with a large paved patio at the rear of the bungalow. There is a timber built store/studio at the bottom of the garden as well as further shed. There is a side pathway from the front to the rear as well as timber fencing enclosing the garden.





Approximate total area⁽¹⁾

815.37 ft²

75.75 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Starkings & Watson Hybrid Estate Agents

Unit 2 Carmel Works, Park Rd, Diss - IP22 4AS

01379 450950 • diss@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.