



Pearce Road, Diss - IP22 4YF



Pearce Road

Diss

Located in a peaceful CUL-DE-SAC setting this TWO BEDROOM DETACHED BUNGALOW is presented in good order throughout and is ready to move straight into! Upon entering you will see there is plenty of natural light to all rooms. There is a central hallway leading to a SPACIOUS 21' sitting/dining ideal for cosy gatherings, while a separate MODERN KITCHEN stands ready for culinary adventures. TWO AMPLE BEDROOMS offer peaceful retreats, complemented by a convenient wet room. Outside, the property benefits from a low maintenance REAR GARDEN offering a good degree of privacy. Beyond the garden is the SINGLE GARAGE and an ALLOCTAED PARKING SPACE with further newly created DRIVEWAY PARKING to the front for MULTIPLE VEHICLES . The bungalow offers uPVC DOUBLE GLAZING and gas fired central heating also.

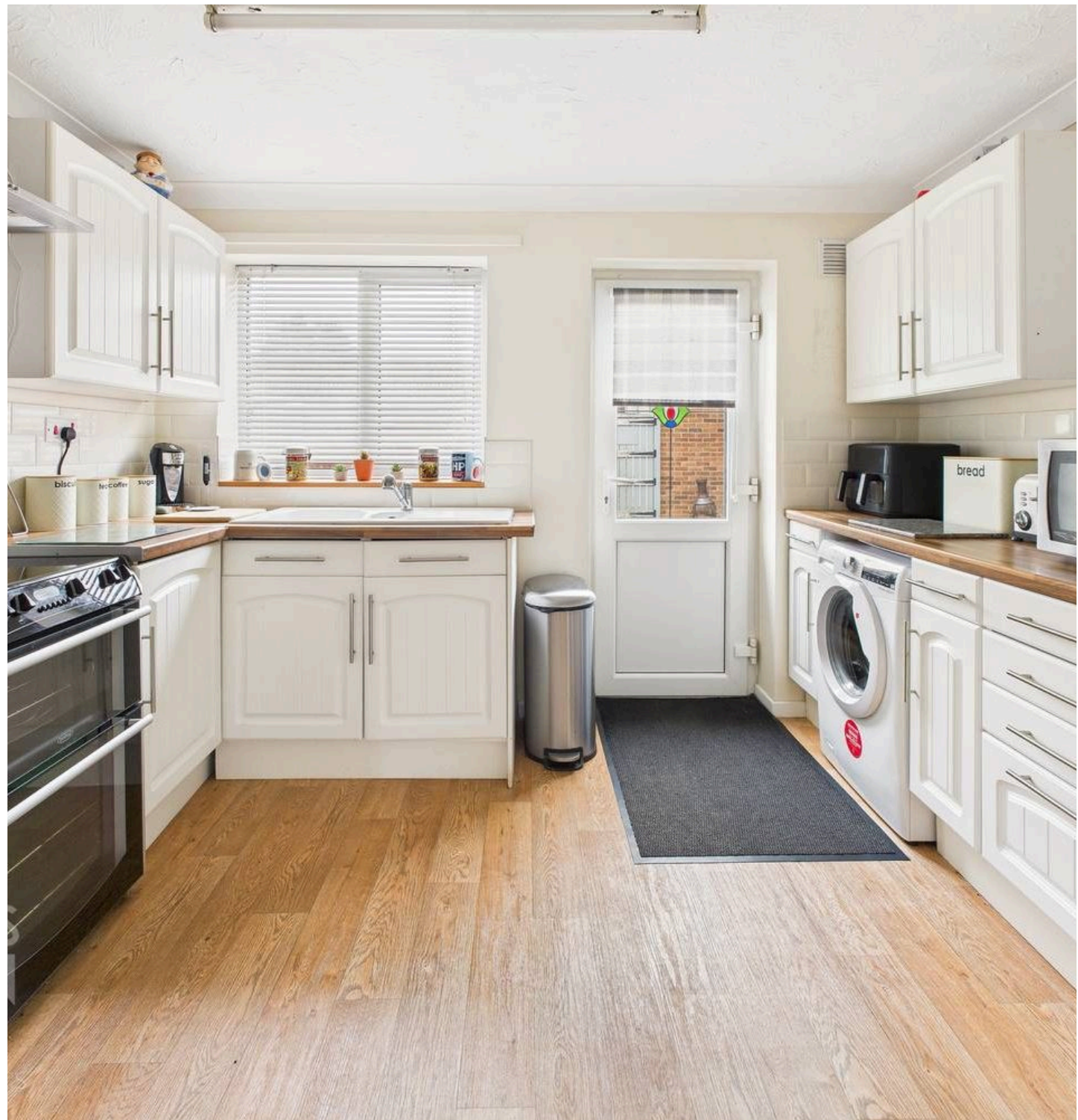
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached Bungalow
- Quiet Cul-De-Sac Location
- Spacious 21' Sitting/Dining Room
- Separate Modern Kitchen
- Two Ample Bedrooms & Wet Room
- Private Enclosed Rear Gardens
- Plenty Of Driveway Parking To The Front & Rear
- Single Garage

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 via a quiet cul-de-sac, the bungalow can be approached via either Pursehouse Way or Pearce Road. The driveway to the front of the bungalow is accessed via Pursehouse way and you will find ample off road parking for multiple vehicles. The driveway is walled in with a gated pedestrian access leading from Pearce Road. There is a main entrance door to the front. To the rear also accessed via Pursehouse way there is another parking space in front of the single garage.

THE GRAND TOUR

Entering via the main entrance door to the front there is a hallway entrance leading to all further room as well as built in storage and loft hatch access. The bedrooms can be found to the right side of the bungalow both of which are double rooms with one front facing and the other rear facing. The bathroom has been converted into a wet room over the years and offers a walk in shower, w/c and hand wash basin all of which are suitable for disabled access. The kitchen features a modern range of units with wood effect worktops over. Within the kitchen there is also a freestanding electric oven and space for fridge/freezer and washing machine as well as a back door into the garden. The sitting/dining room can also be accessed via the kitchen or the hallway and offers a large, bright dual aspect room with double doors to the rear opening onto the garden. The sitting room being such a generous size means there is ample space for sitting and dining.

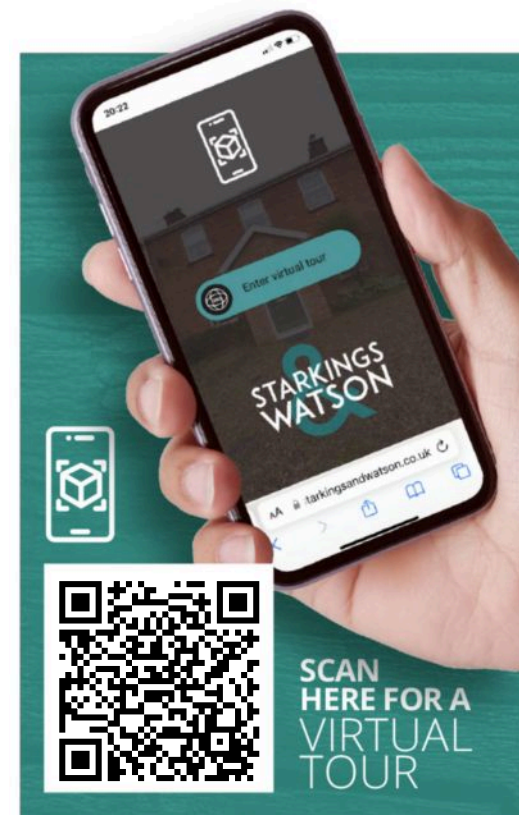
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VIRTUAL TOUR

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



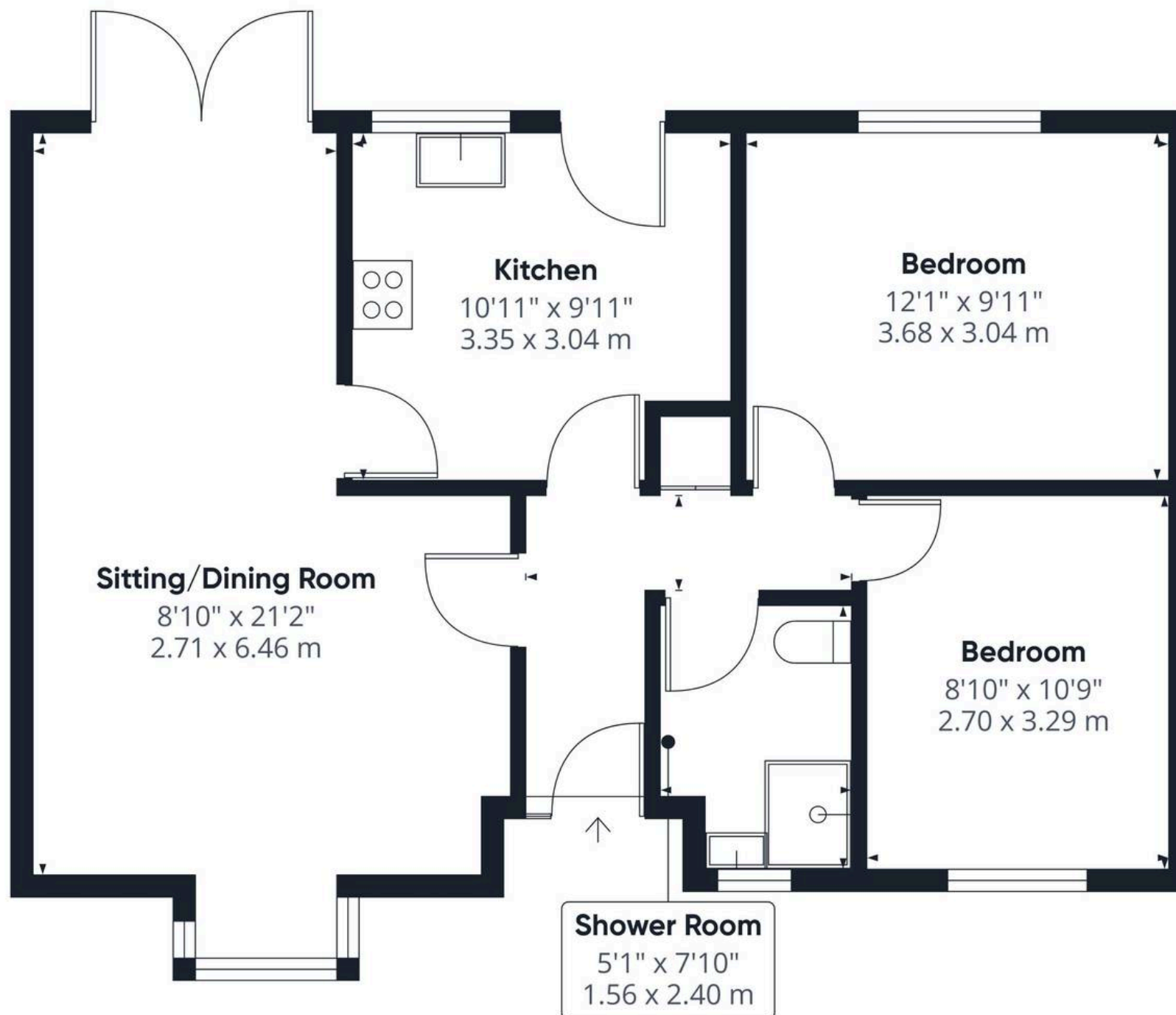




THE GREAT OUTDOORS

The rear garden is low maintenance offering a good degree of privacy being laid to patio with a covered veranda area also. Within the garden there is a timber shed for storage as well as mature hedging. The garden is enclosed with timber fencing and brick wall with a gate leading to the parking area and a door into the garage also.





Approximate total area⁽¹⁾

678 ft²

63 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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