



Falcon Avenue, Diss - IP22 4PE



Falcon Avenue

Diss

NO CHAIN! This excellent TWO BEDROOM SEMI-DETACHED BUNGALOW presents a rare opportunity for prospective buyers seeking a charming residence with ample space and modern conveniences. Situated in a highly sought-after CUL-DE-SAC, this extended property boasts more space internally than you might expect to find extending to over 800 sqft (stms). The spacious layout includes TWO LARGE DOUBLE BEDROOMS equipped with built in storage as well as an adapted shower room with W/C. The heart of the home is the 13' square KITCHEN/DINER, ideal for entertaining guests or enjoying family meals. The sitting room to the rear of the bungalow seamlessly flows into an extended dining area beyond, creating a welcoming ambience for relaxation and social gatherings. There is also a fireplace housing a woodburner. A highlight of the property is the large PRIVATE SOUTH FACING GARDEN, offering a tranquil retreat for outdoor enjoyment and a haven for keen gardeners. Completing this property is the impressive DRIVEWAY with CARPORT and GARAGE all of which provide ample space for parking and storage.

With the added benefit of no chain, this bungalow epitomises comfortable and convenient living in a prime residential location.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating:TBC

- No Chain!
- Extended Semi-Detached Bungalow
- Popular Cul-De-Sac Location
- Two Large Double Bedrooms With Storage
- 13' SQ Kitchen/Diner
- Sitting Room With Extended Dining Room
- Large Private South Facing Garden
- Impressive Driveway, Carport and 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 the popular cul-de-sac there is a large driveway to the front and side that has been recently laid to resin providing plenty of parking. There is also an area of shingle and a covered car port to the side leading to the single garage. From the driveway there is a gate to the r

THE GRAND TOUR

Entering the bungalow via the main entrance door to the side you will find the large kitchen/diner with plenty of space for a dining table. There is a full range of wall and base level units with rolled edge surfaces over, a large freestanding double range oven, extractor fan and space for all further white goods. In addition there is built in storage cupboards as well as doors to the inner hallway and to the sitting room. The sitting room is a bright extended space with a fireplace housing a woodburner. There are two areas within the sitting room offering flexibility for various layouts as well as a door into the garden beyond. From the inner hallway there are two ample bedroom both of a generous size and both offering built in storage. Also off the hallway is the bathroom which has been adapted over the years to include a double walk in shower, w/c and hand wash basin.

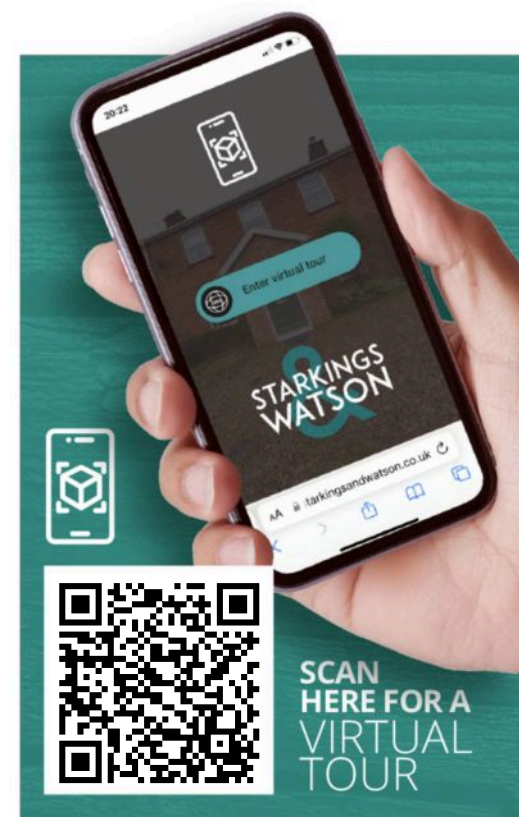
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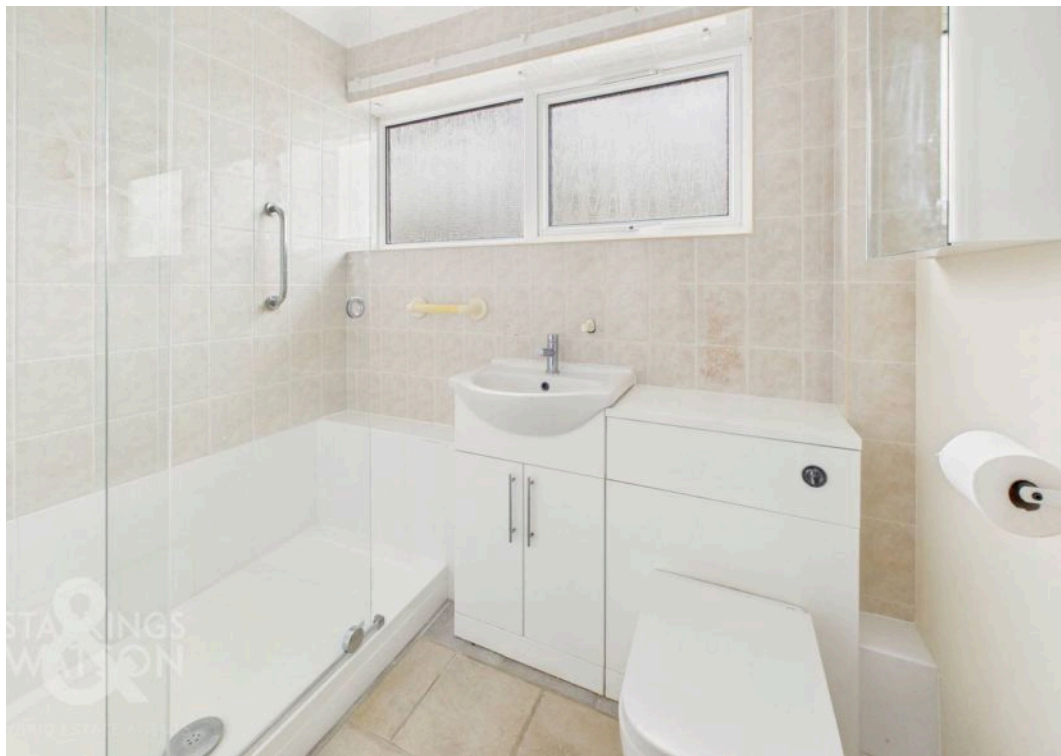
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VIRTUAL TOUR

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



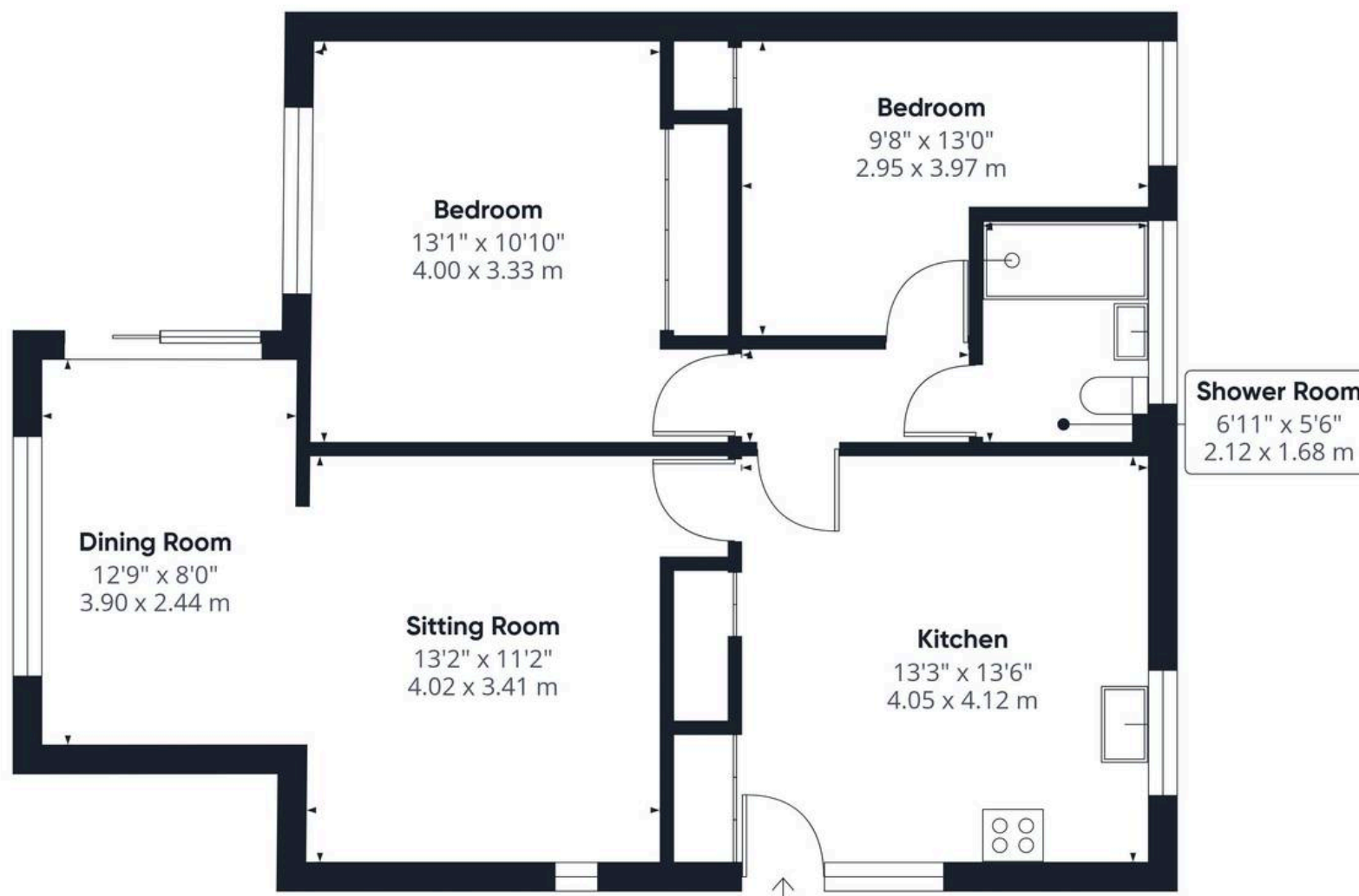




THE GREAT OUTDOORS

The rear garden offers a pleasant southerly aspect and is larger in size than you might expect to find. The mature garden is heavily planted with an array of trees and shrubs and is mainly laid to lawn. There is a central pathway leading to a patio area to the centre of the plot. There is screening and timber shed for storage as well as an array of roses throughout the garden. A side gate leads through to the driveway from the garden. The garden is enclosed with brick walls and timber fencing.





Approximate total area⁽¹⁾
806 ft²
74.8 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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