



Egremont Road, Diss - IP22 4NF



Egremont Road

Diss

NO CHAIN! Located in a PEACEFUL CUL-DE-SAC POSITION, this well presented TWO BEDROOM DETACHED BUNGALOW is tucked away and awaiting its new owners. Boasting a desirable feature of no onward chain, this delightful bungalow offers a blend of modern comforts and convenience on one level. The accommodation which is really a blank canvas for any new owner comprises a spacious SITTING/DINING ROOM ideal for relaxation and entertainment, complemented by a separate kitchen offering functionality. The property further benefits from an EXTENDED CONSERVATORY beyond the kitchen, providing a serene space for year-round enjoyment. Housing TWO AMPLE BEDROOMS and a well-appointed Family Bathroom, this home caters to both comfort and convenience. Stepping outside, you are greeted by generous and private rear gardens, perfect for alfresco dining or keen gardeners. The presence of OFF ROAD PARKING and a GARAGE ensures practicality is not compromised. Gas fired central heating and uPVC double glazing can also be found.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Detached Bungalow
- Cul-De-Sac Position
- Spacious Sitting/Dining Room & Separate Kitchen
- Extended Conservatory
- Two Ample Bedrooms & Family Bathroom
- Generous & Private Rear Gardens
- Off Road Parking & Garage

The property is located just outside the centre of Diss within a quiet cul-de-sac and 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 quiet cul-de-sac within a tucked away position, there is a garage to the side and a parking space in front. The frontage also offers shingle with potential to create further parking if required as well as the main entrance door to the front into the porch and a side gate leading to the garden.



THE GRAND TOUR

Entering the bungalow using the main entrance door to the front there is a small entrance lobby with space for coats and shoes as well as a built in storage cupboard. There is a door leading through to the main sitting/dining room filled with natural light and offering a wall mounted gas fired back boiler fireplace. There is a door into the central hallway with built in storage, loft hatch access and doors into all further rooms leading off. The two bedrooms are found to the right of the hallway, the main bedroom to the front and the smaller of the two to the rear with built in wardrobes. The family bathroom offers a modern three piece suite with W/C, hand wash basin and shower cubicle with electric shower. The kitchen to the rear of the bungalow provides a range of wall and base level units with rolled edge worktops over as well as a freestanding electric oven and hob with extractor fan and space for all further white goods. There is a door from the kitchen into the extended conservatory beyond with extra reception space and a door into the rear garden beyond.

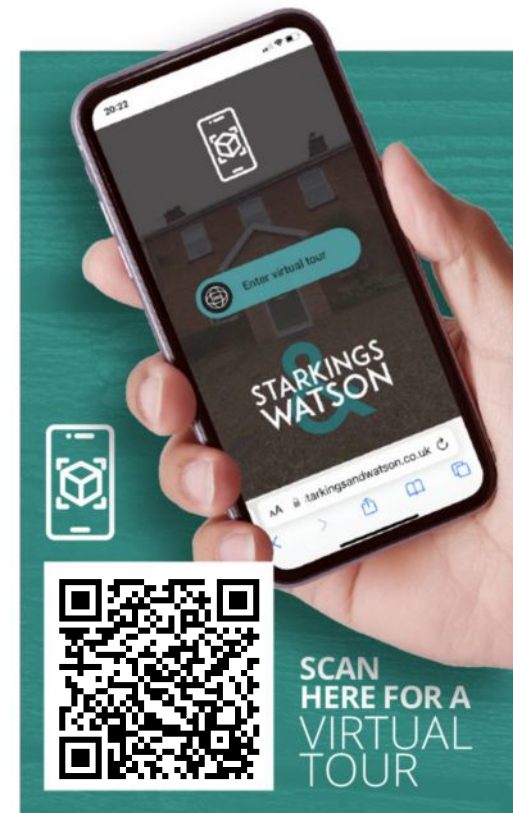
FIND US

Postcode : IP22 4NF

What3Words : ///swerving.roadmap.outdone

VIRTUAL TOUR

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



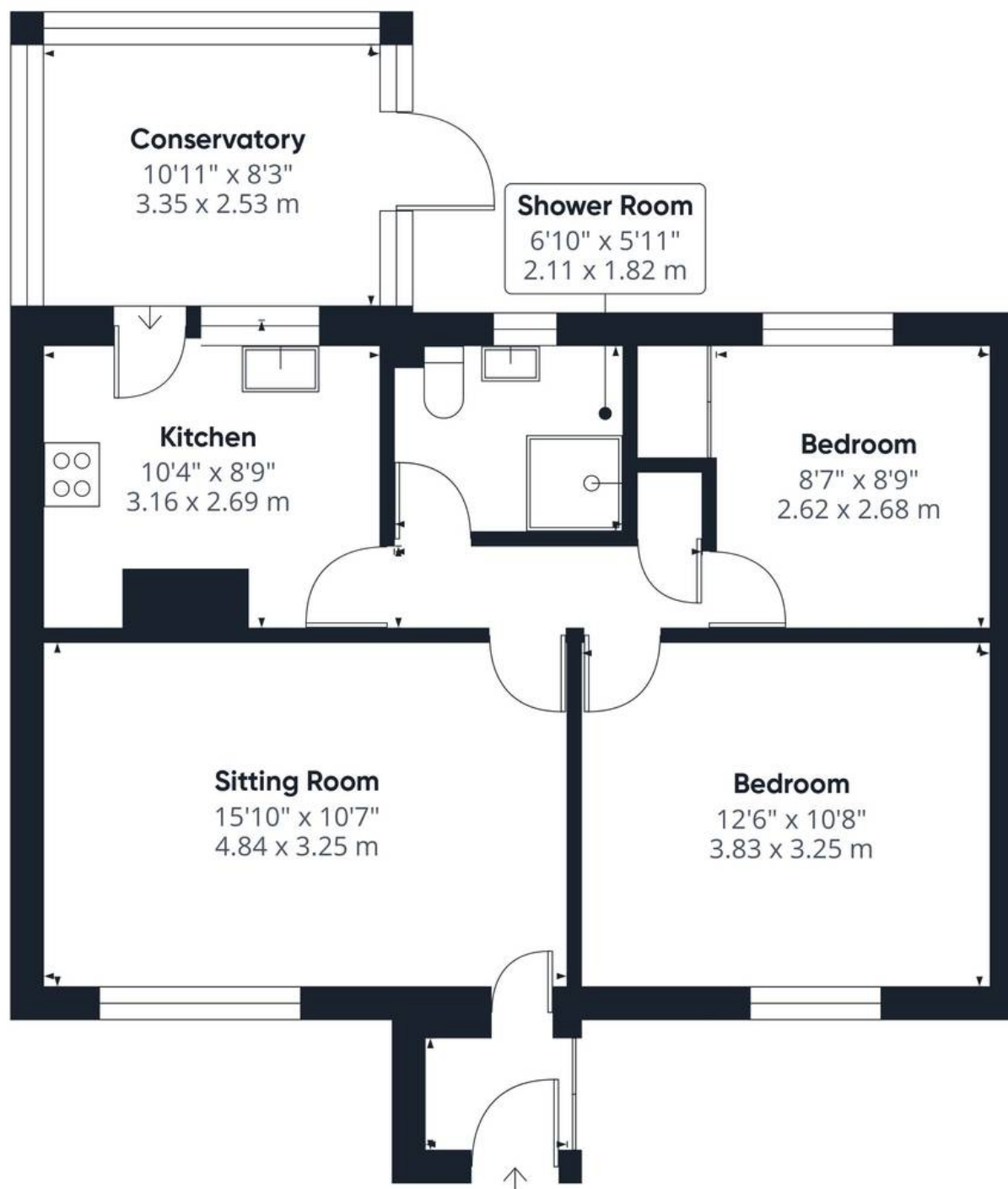




THE GREAT OUTDOORS

The private and enclosed rear garden offers more space than you might expect to find with a block paved patio and covered pergola area providing a pleasant place to sit. There are central lawns with a feature pond as well as mature trees and shrubs and planting borders. The garden is enclosed with timber fencing and you will also find a side door into the garage from the garden.





Approximate total area⁽¹⁾

667 ft²

62 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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