



**Cherrytrees Burston Road, Shimpling Diss IP21 4UB**



**welcome to**

## **Cherrytrees Burston Road, Shimpling Diss**

Detached bungalow with field views. It is situated within a tranquil countryside setting and offers generous living space with THREE reception rooms, spacious kitchen/diner, THREE double bedrooms, master with DRESSING room and EN-SUITE. Benefits from a GARAGE with ample OFF ROAD PARKING.

### **Location**

Burston Road is situated in the village of Shimpling just 6 miles drive from the Norfolk market town of Diss. The busy market town of Diss provides, amongst other things, a mainline rail station with commuter service to London Liverpool Street in around 90 minutes, making the area popular and convenient for commuters. The town itself is essentially self-sufficient offering an excellent range of shops and services along with schools at Primary, High and Sixth Form level. Furthermore, a number of cultural activities take place throughout the year including Theatre, Classical Concerts and an Art Exhibition.

### **Accommodation**

#### **Entrance Hall**

Front aspect double glazed window and door, carpet and door to;

#### **Kitchen/ Breakfast Room**

13' 5" x 16' 2" ( 4.09m x 4.93m )  
Front aspect double glazed bay window, rear aspect double glazed window and door leading out to the garden. Fitted kitchen with a range of wall and base units, pan drawers, inset sink, Granite work surfaces, tiled splash back, integrated appliances including ceramic hob with extractor fan, eye level double oven, slim line dishwasher and washing machine. Breakfast bar, tiled flooring, radiator and door leading to;

#### **Dining Room**

10' 9" x 9' 5" ( 3.28m x 2.87m )  
Rear aspect double glazed sliding doors leading into the conservatory. Radiator, carpet, doors leading to the Lounge and hallway.

#### **Conservatory**

11' 4" x 11' 2" ( 3.45m x 3.40m )  
Dual aspect double glazed windows over looking the rear garden, side aspect double glazed french doors, tiled flooring and radiator.

#### **Lounge**

11' 8" x 13' 5" ( 3.56m x 4.09m )  
Dual aspect double glazed windows, exposed brick fireplace housing an electric fire, wall mounted lights, carpet, radiator and tv point.

#### **Hallway**

Carpet, loft access, cupboard housing boiler and doors to;

#### **Bedroom One**

12' 4" x 9' 5" ( 3.76m x 2.87m )  
Front aspect double glazed window, radiator, carpet and door leading to;

#### **Dressing Room**

9' 8" x 4' 8" ( 2.95m x 1.42m )  
Front aspect double glazed window, multiple fitted wardrobes with storage cupboards above, radiator and loft access. Door to;

#### **En-Suite**

Rear aspect double glazed window, corner shower cubicle with fully plumbed shower, low level flush wc and wash hand basin in vanity unit with storage below, heated towel rail, recessed spot lights, tiled floor and underfloor heating.

#### **Bedroom Two**

9' 5" x 10' 1" ( 2.87m x 3.07m )  
Rear aspect double glazed window, carpet and radiator.





### **Bedroom Three**

8' 7" x 8' 4" ( 2.62m x 2.54m )

Front aspect double glazed window, radiator and carpet.

### **Bathroom**

Two rear aspect double glazed windows, panelled Jacuzzi bath with mixer taps and shower attachment, wash hand basin in vanity unit, wc, part tiled walls and radiator.

### **Outside**

To the front of the property is a large brick woven driveway providing off road parking for multiple vehicles leading out to the single garage, to the other side of the property is an additional shingle area making this a perfect spot for a caravan or additional parking. Laid to lawn area with mature planted flower beds and various trees.

To the rear of the property is a laid to lawn area with mature planted shrubs, flowers and various trees such as pear, cherry, damson and fig. A trellis archway leads to another part of the garden where lies a couple of garden sheds. Garden tap, greenhouse and summer house.



### **Garage**

Roller door and loft storage.

### **Services**

Mains Electricity  
Mains Water  
Oil Fired Central Heating  
Cess Pit

**Council Tax Band: D**



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## Cherrytrees Burston Road, Shimpling Diss

- Detached Bungalow With Field Views
- Spacious Kitchen/ Diner
- Three Reception Rooms
- Master Bedroom With Dressing Room & En-Suite
- Two Further Double Bedrooms & Family Bathroom
- Single Garage With Ample Off Road Parking
- Enclosed Rear Garden
- Situated In A Quiet Village Location

Tenure: Freehold EPC Rating: D

**£375,000**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01379 644719**



[Diss@williamhbrown.co.uk](mailto:Diss@williamhbrown.co.uk)



1 Navire House Mere Street, DISS, Norfolk,  
IP22 4AG



[williamhbrown.co.uk](http://williamhbrown.co.uk)