



Walcot Rise, Diss IP22 4PD

welcome to

Walcot Rise, Diss

****NO ONWARD CHAIN**** A detached bungalow in a very popular part of the Market town of Diss. The property offers lounge, kitchen/dining room, conservatory, bathroom, three bedrooms, gas fired central heating, driveway providing off road parking and single garage.

Location

Walcot Rise is just a short walk from the Diss town centre. The town itself is a well-served Norfolk market town with 3 supermarkets, post office, banks and a range of local shops with a weekly Friday market. The town itself is located part way between Norwich, Ipswich and Bury St Edmunds making this perfect for road commuting and has a main line rail link to London in just 90 minutes.

Accommodation

Entrance Hall

Side aspect double glazed door, built in storage cupboard, carpet, radiator and loft hatch. Doors to;

Lounge

18' 1" x 11' 11" (5.51m x 3.63m)
Two rear aspect double glazed windows and french doors leading out into the Conservatory. Fireplace with wooden mantle housing an electric fire, wall mounted lighting, carpet, radiator, tv and telephone points.

Kitchen/ Diner

15' 10" x 11' 3" (4.83m x 3.43m)
Side aspect double glazed window and french doors leading out into the Conservatory. Fitted kitchen with wall and base units, unit lighting, ceramic sink and drainer, tiled splash back, work surfaces, wall mounted boiler (under a year old), space for fridge/freezer, integrated appliance including eye level double oven, hob with extractor hood and dishwasher (all just over a year old).

Conservatory

12' 9" Max x 22' (3.89m Max x 6.71m)
Dual aspect double glazed windows over looking the rear garden, rear aspect double glazed french doors leading out onto the paved patio area, tiled flooring, wall mounted lighting, radiator, fitted base units, wooden work surfaces, inset sink and drainer, water softener and space for washing machine.

Bedroom One

11' 11" x 10' 8" (3.63m x 3.25m)
Front aspect double glazed bay window, carpet, radiator and built in wardrobe with additional storage cupboard above.





Bedroom Two

9' 10" Max x 9' 10" Max (3.00m Max x 3.00m Max)
Front aspect double glazed bay window, carpet, radiator and two built in wardrobes with additional storage cupboards above.

Bedroom Three

7' 11" x 8' 7" (2.41m x 2.62m)
Side aspect double glazed window, radiator and carpet.

Bathroom

Two side aspect double glazed windows, recently fitted suite comprising of a panelled bath with electric shower over, wash hand basin, corner low level flush wc, vinyl flooring, part tiled walls and radiator.

Outside

To the front of the property is a brick weaved driveway providing off road parking for multiple vehicles with additional parking to the side of the property with access to the single garage.

The rear garden benefits from a spacious patio area, providing an expansive space for outdoor entertainment and relaxation. Whether hosting gatherings or simply enjoying a morning coffee, the large patio offers ample room for seating arrangements and al fresco dining. Beyond the patio, a large lawn area stretches out with mature planted hedge borders.

Garage

18' 6" x 9' 5" extending to (5.64m x 2.87m extending to)
Up and over door, side aspect door leading out into the rear garden, concrete flooring, and electric.

Services

Mains Electricity
Mains Water
Mains Drainage
Mains Gas

Council Tax Band: D



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Walcot Rise, Diss

- Detached Bungalow Within Walking Distance To The Town Centre
- Lounge With Electric Fire And Spacious Conservatory
- Kitchen/ Dining Room With Integrated Appliances
- Two Double Bedrooms With Built In Storage
- One Single Bedroom And Family Bathroom
- Single Garage With Ample Off Road Parking
- Enclosed Rear Garden With A Large Paved Patio Area
- Offered With No Onward Chain

Tenure: Freehold EPC Rating: C

offers over

£350,000



Floor Plan

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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Property Ref:
DSS110189 - 0006

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