



**Hawk Crescent, Diss IP22 4PQ**



**welcome to**

## **Hawk Crescent, Diss**

A spacious and well positioned detached bungalow situated in a popular location in Diss, benefiting from a long driveway leading up to a single garage. The property offers a large lounge, kitchen/breakfast room, two bedrooms, bathroom and enclosed rear garden.

### **Description**

Hawk Crescent is a fantastically situated detached two bedroom bungalow benefiting from a long driveway providing off road parking for 2/3 cars, single garage, fantastic rear garden, kitchen/breakfast room, lounge/diner, two double bedrooms, bathroom, separate W,C and a rear porch. Its location is very desirable as its within close proximity to the town centre and is ideal for those looking to down size in the future.

### **Hallway**

Carpet, airing cupboard, loft access, storage cupboard and doors to all rooms.

### **Kitchen**

13' 4" x 10' 6" ( 4.06m x 3.20m )  
Double glazed window to side and rear aspect, rear aspect door, tile effect vinyl flooring, a range of wall and base mounted units, 1 and 1/2 bowl sink and drainer, 4 ring gas hob with extractor over, built in double oven, plumbing for washing machine, space for fridge freezer and space for breakfast table.

### **Rear Porch**

UPVC double glazed windows to rear and side aspect and a door leading into rear garden.

### **Lounge/ Diner**

28' 8" x 12' 7" ( 8.74m x 3.84m )  
Double glazed window to side aspect and large window to rear aspect, two radiators, tv point and carpet.

### **Bedroom One**

14' 3" x 10' 9" ( 4.34m x 3.28m )  
Double glazed window to front aspect, radiator, carpet and telephone point. A range of built in storage cupboards and two double wardrobes with a fitted dressing area in between.

### **Bedroom Two**

12' 9" x 9' 4" ( 3.89m x 2.84m )  
Double glazed window to front aspect and radiator.

### **Wetroom**

Low level flush wc, pedestal hand wash basin, corner bath with electric shower over, double glazed window to side aspect. This bathroom used to be a wet room so all the appliances have been added without disturbing the floor so could be turned back into a wet room if required.

### **Separate W.C**

Obscured double glazed window to side aspect, corner wall mounted hand wash basin and low level flush wc.





### **Outside**

The front of the property is approached over a long driveway which is completely gravelled leading up to a single garage. To the rear the garden is mainly laid to lawn with patio area and also a side garden which leads to a gated front access, a range of shrubs and borders and a personal door leading into the personal garage

### **Garage**

A decent sized garage with an electric up and over door. The garage and rear porch have been re-roofed by the current vendor.

### **Services**

Mains Electricity  
Mains Water  
Mains Drainage  
Mains Gas

**Council Tax Band: C**



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## Hawk Crescent, Diss

- Detached Bungalow Situated In A Sought After Location
- Large Kitchen/Breakfast Room
- Spacious Lounge
- Two Good Sized Bedrooms
- Wetroom
- Front And Rear Gardens
- Benefits From Gas Central Heating
- Garage With Electric Door & Driveway

Tenure: Freehold EPC Rating: D

offers over

**£300,000**



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