



Crabtree Rise, Brockdish Diss IP21 4LH

welcome to

Crabtree Rise, Brockdish Diss

A well presented detached bungalow positioned in the South Norfolk village of Brockdish. The property boasts from a kitchen/breakfast room with integrated appliances, two reception rooms, master bedroom with en-suite, two further good sized bedrooms and detached garage with off road parking.

Location

Positioned in the South Norfolk village of Brockdish. It has perfect access to amenities near by. These include being within minutes walk of the characterful pub serving italian food, hourly bus service and stunning countryside walks along the River Waveney. Brockdish is located just 7 miles from Diss with access to all the facilities that this has to offer including mainline rail link to London, supermarkets and everything you expect from the busy Norfolk market town.

Accommodation

Entrance Hall

Front aspect double glazed door, carpet, radiator, airing cupboard and loft hatch. Doors to;

Lounge

14' 8" x 18' 1" (4.47m x 5.51m)
Rear aspect double glazed window with fitted blinds and door leading out into the garden, fireplace housing a gas fire, carpet, radiator with wooden cover, tv and telephone points.

Kitchen/ Breakfast Room

17' 6" x 14' 7" (5.33m x 4.45m)
L-Shaped

Dual aspect double glazed windows and rear aspect double glazed door leading out into the garden. Fitted kitchen with wall and base units, stainless steel sink and drainer, one and a half bowls, work surfaces, tiled splash back, water softener, breakfast bar, larder cupboard, space for washing machine, integrated appliances including fridge/freezer, slim line dishwasher, Neff double oven and 4 ring gas hob with extractor hood. Tiled flooring, recessed spot lights and two radiators.

Dining Room

16' 1" x 8' 6" (4.90m x 2.59m)
Dual aspect double glazed windows with fitted blinds, radiator and carpet.

Bedroom One

10' 9" x 13' 3" Into Recess (3.28m x 4.04m Into Recess)
Front aspect double glazed window with fitted blinds, fitted wardrobes, radiator and carpet.





En-Suite

Side aspect double glazed window, corner shower cubicle, wash hand basin, low level flush wc, fully tiled walls, heated towel rail and extractor fan.

Bedroom Two

11' 5" x 8' 9" (3.48m x 2.67m)
Front aspect double glazed window with fitted blinds, radiator and carpet.

Bedroom Three

8' 2" x 7' 9" (2.49m x 2.36m)
Side aspect double glazed window with fitted blinds, radiator and carpet.

Bathroom

Side aspect double glazed window, recessed spot lights, low level flush wc, wash hand basin, tiled walls, panelled bath with shower over and glass shower screen, tiled flooring and extractor fan.



Outside

To the front of the property is mature planted flowers and shrubs, two brickweaved driveways providing off road parking with access to the detached garage.

The rear garden benefits from a laid to lawn area with mature planted flower borders, various paved patio areas with a wooden pergola making these the perfect spots to relax and dine in throughout the summer months, summer house with electric, garden shed, tap and outside lighting.

Detached Garage

17' x 8' 1" (5.18m x 2.46m)
Up and over electric door, to the rear of the garage is a tool/gardening store area.

Services

Mains Water
Mains Drainage
Mains Gas
Mains Electricity

Council Tax Band: D



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Crabtree Rise, Brockdish Diss

- Well Presented Detached Bungalow
- Kitchen/Breakfast Room With Integrated Appliances
- Two Spacious Reception Rooms
- Master Bedroom With En-Suite
- Two Further Good Sized Bedrooms
- Enclosed Rear Garden With Patio Areas
- Detached Garage With Off Road Parking
- Benefits From Gas Central Heating

Tenure: Freehold EPC Rating: D

offers over

£350,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
DSS110551 - 0002

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