



Falcon Avenue, Diss IP22 4PE



welcome to

Falcon Avenue, Diss

A three bedroom detached bungalow situated in the popular residential area of Falcon Avenue close to the town centre of Diss. The property boasts from a kitchen, two reception rooms, sun room, three good sized bedrooms and family bathroom. En-bloc garage with off road parking.

Location

Falcon Avenue is just a short walk from the Diss town centre. The town its self 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 its self 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 Porch

Front aspect double glazed door and dual aspect double glazed windows, tiled flooring with door to:

Dining Room

12' 1" x 10' 9" Into Recess (3.68m x 3.28m Into Recess)
Parquet wood flooring, radiator and access to;

Lounge

11' 10" x 16' 8" (3.61m x 5.08m)
Front aspect double glazed window, carpet, radiator, fireplace housing gas fire, wall mounted lighting, tv and telephone points.

Kitchen

12' 4" x 7' 10" (3.76m x 2.39m)
Side aspect double glazed window. Fitted kitchen with wall and base units, stainless steel sink and drainer, tiled splash back, work surfaces, radiator, airing cupboard, larder, inset gas hob and electric oven with extractor fan, space for fridge/freezer and tiled flooring.

Sun Room

10' 8" x 6' 5" (3.25m x 1.96m)
Dual aspect double glazed windows, tiled flooring, plumbing for washing machine and door to rear garden.

Inner Hall

Carpet, loft access and doors to:

Bedroom One

8' 11" x 14' Into Recess (2.72m x 4.27m Into Recess)
Front aspect double glazed window, carpet and radiator.

Bedroom Two

12' 4" x 9' 10" (3.76m x 3.00m)
Rear aspect double glazed window, radiator, carpet and built-in wardrobe.





Bedroom Three

8' 10" x 9' 11" (2.69m x 3.02m)
Side aspect double glazed window, carpet and radiator.

Bathroom

Side aspect double glazed window, tiled flooring, low level flush w/c, hand wash basin and panelled bath with shower over.

Outside

To the front is a hard standing driveway providing off road parking, mature planted hedging and a shingled area.

To the rear of the property the garden is mainly laid to lawn with various mature planted flowers and shrubs, paved patio area making this a great spot to relax and dine in throughout the summer months, paved pathway leading to en-bloc garage.

Garage

8' 11" x 18' 1" (2.72m x 5.51m)
Up and over door, electric.

Services

Mains Electricity
Mains Gas
Mains Drainage
Mains Water

Council Tax Band: C



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Falcon Avenue, Diss

- Detached Bungalow Situated Close To The Town Centre
- Kitchen Open To The Dining Area
- Lounge And Sun Room
- Three Good Sized Bedrooms
- Family Bathroom
- En-Bloc Garage With Off Road Parking
- Walking Distance To Amenities
- Benefits From Off Road Parking

Tenure: Freehold EPC Rating: Awaited

offers in the region of

£335,000



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:
DSS110567 - 0003

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