



**Waveney Park Stuston Road,Diss IP22 4JB**

**welcome to**

## **Waveney Park Stuston Road, Diss**

A beautifully presented two-bedroom over 55's park home, featuring a spacious lounge, modern kitchen, ensuite to the primary bedroom, and a stylish bathroom with walk-in shower. Outside offers a wrap-around patio, decking area, and an allocated parking space.

### **Location**

Stuston Road is just over a mile 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 Edmund making this perfect for road commuting and has a main line rail line to London in just 90 minutes.

### **Entrance Hall**

Radiator, storage cupboard, carpet flooring.

### **Lounge**

Irregular Shaped Room 19' 5" x 19' 3" ( 5.92m x 5.87m)  
Window to front and side aspect, patio door to side aspect, radiator, carpet flooring.

### **Kitchen**

15' x 9' 3" Into Recess ( 4.57m x 2.82m Into Recess )  
Window to rear aspect, built in sink, wall and base units, integrated oven / hob, extractor fan, space for washing machine, storage cupboard, door to rear aspect.

### **Bedroom 1**

9' 3" x 10' 8" ( 2.82m x 3.25m )  
Window to rear aspect, radiator, access to ensuite, walk in wardrobe, carpet flooring.

### **Bedroom 2**

9' 5" x 10' 8" ( 2.87m x 3.25m )  
Window to side aspect, radiator, built in wardrobe, carpet flooring.

### **Bathroom**

Window to front aspect, W/C, wash basin, walk in shower, towel rail, spot lights.

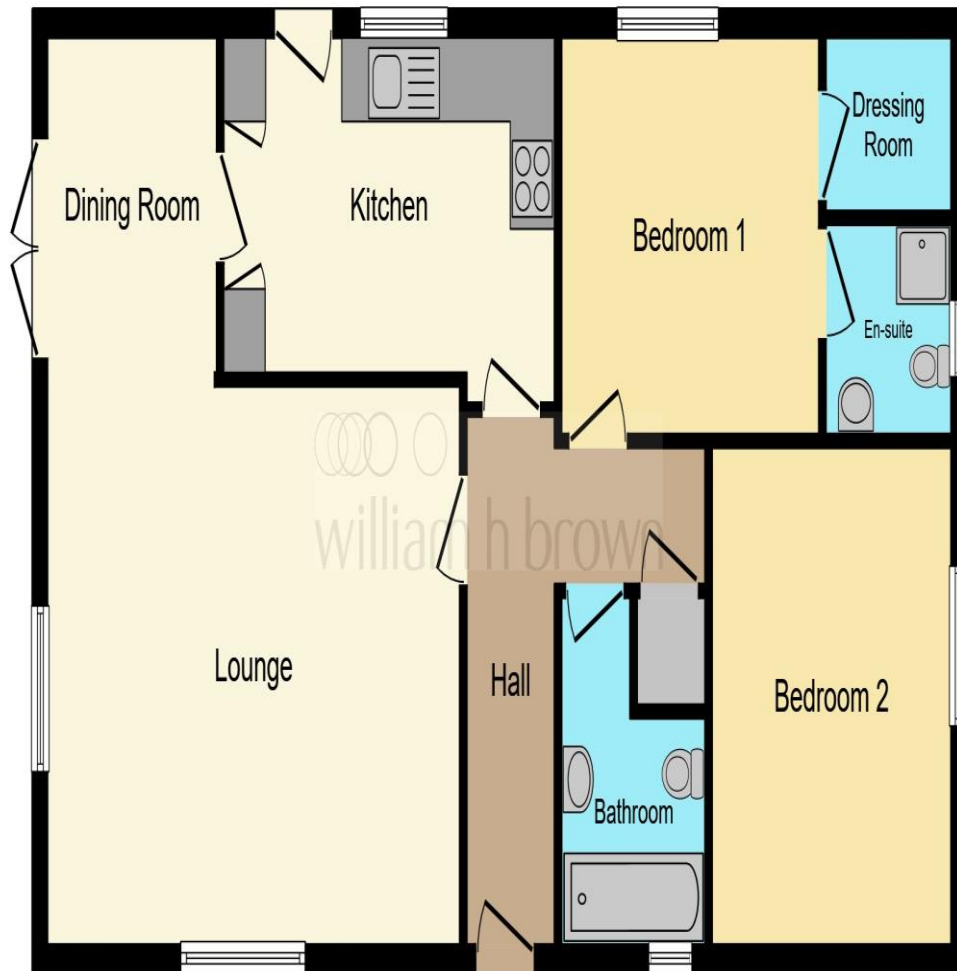
### **Rear Garden**

Small wrap around patio, turfed area, decking area.

### **Parking**

Allocated Parking





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](http://www.focalagent.com)



**welcome to**  
**Waveney Park Stuston Road,**  
**Diss**

- Fully residential park home
- Two double bedrooms
- Outside decking area
- Easy Access to Diss town centre and train station
- Contemporary kitchen

Tenure: EPC Rating: Exempt  
Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

offers over  
**£130,000**



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Property Ref:  
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