



**The Old Station Granary Station Road, Burston Diss IP22 5UB**



**welcome to**

## **The Old Station Granary Station Road, Burston Diss**

A beautifully renovated three-bedroom character property in Burston, spread over three floors with exposed beams, modern high-spec finishes, and spacious open-plan living. Featuring two stylish bathrooms, a separate utility room, allocated parking, and no onward chain.

### **Entrance Hall**

Stairs to living area, hard flooring.

### **Parking**

Allocated parking

### **Cloakroom**

Wash basin, W/C, hard flooring.

### **Kitchen / Lounge**

17' x 31' 2" ( 5.18m x 9.50m )

Window to rear aspect, base units, breakfast bard, integrated hob, integrated oven, integrated fridge freezer, build in sink, open plan to lounge - beams, Juliet balcony to front, stairs to bedroom, hard flooring.

### **Utility Room**

10' 7" x 4' 11" ( 3.23m x 1.50m )

Built in sink, base units, spot lights, hard flooring.

### **Bedroom 1**

10' 6" x 16' 11" Max ( 3.20m x 5.16m Max )

Window to rear, beam, carpet flooring.

### **Bedroom 2**

10' 2" x 9' 1" ( 3.10m x 2.77m )

Window to front aspect, carpet flooring.

### **Bathroom**

W/C, wash basin, bath tub, over head shower, towel rail, tiled flooring.

### **Landing**

Velux sky light, storage, hard flooring.

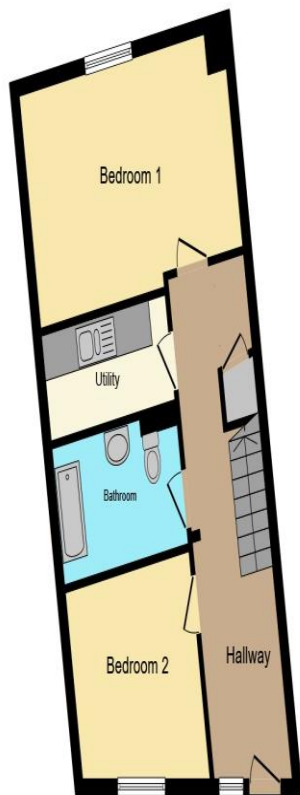
### **Bathroom**

W/C, wash basin, shower, tiled walls, tiled flooring.

### **Bedroom 3**

10' 1" x 6' 6" ( 3.07m x 1.98m )

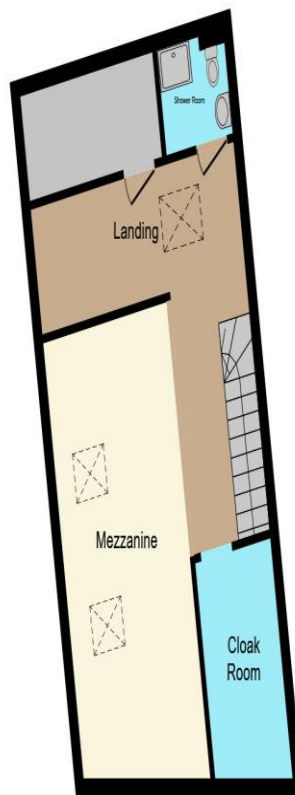
Beams, carpet flooring.



**Ground Floor**



**First Floor**



**Second Floor**

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)



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**The Old Station Granary Station Road,  
Burston Diss**

- **\*\*No Onward Chain\*\***
- Three story living
- Three bedroom Character Property
- Separate Utility Room
- Allocated Parking

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

**£230,000**



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Property Ref:  
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