



Willow Farm Homepiece, Market Weston Diss IP22 2PH



welcome to

Willow Farm Homepiece, Market Weston Diss

This four-bedroom detached bungalow in peaceful Market Weston offers a spacious lounge, separate dining room, lovely kitchen with garden views, utility room, two bathrooms, and generous front and rear gardens with off-road parking and a versatile outbuilding. Sold with no onward chain.

Entrance Hall

Front door, storage cupboards, radiator, laminate flooring.

Cloakroom

Window to front aspect, w/c, wash basin, shower cubical.

Lounge

Irregular Shaped Room 21' 3" Max x 23' 10" Max (6.48m Max x 7.26m)

Window to front aspect, radiator, patio door to rear, open fire place, laminate flooring.

Dining Room

7' 10" x 17' 9" Max (2.39m x 5.41m Max)

Window to front aspect, radiator, laminate flooring.

Reception Room

7' 10" x 4' 11" (2.39m x 1.50m)

Window to rear aspect, access through the lounge, laminate flooring.

Kitchen

11' 4" x 10' 11" (3.45m x 3.33m)

Window to rear aspect, base units, built in sink, tiled splash back, extractor fan, integrated oven.

Utility Room

14' 2" x 4' 6" Max (4.32m x 1.37m Max)

Window to rear aspect, door to side aspect, base units, radiator, tiled flooring.

Bedroom 1

12' 5" x 11' 9" (3.78m x 3.58m)

Window to front aspect, radiator, laminate flooring.

Bedroom 2

12' 5" x 11' 7" (3.78m x 3.53m)

Window to rear aspect, radiator, laminate flooring.

Bedroom 3

10' 11" x 11' 9" Max (3.33m x 3.58m Max)

Window to front aspect, radiator, built in storage, loft hatch.

Bedroom 4

10' 10" x 8' 2" (3.30m x 2.49m)

Window to rear aspect, radiator, laminate flooring.

Bathroom

Window to rear aspect, wash basin, w/c, bidet, bath, electric towel rail, partly tiled walls, tiled flooring.

Front Garden

Large Frontage

Rear Garden

Large rear garden, small patio area, outbuilding.

Parking

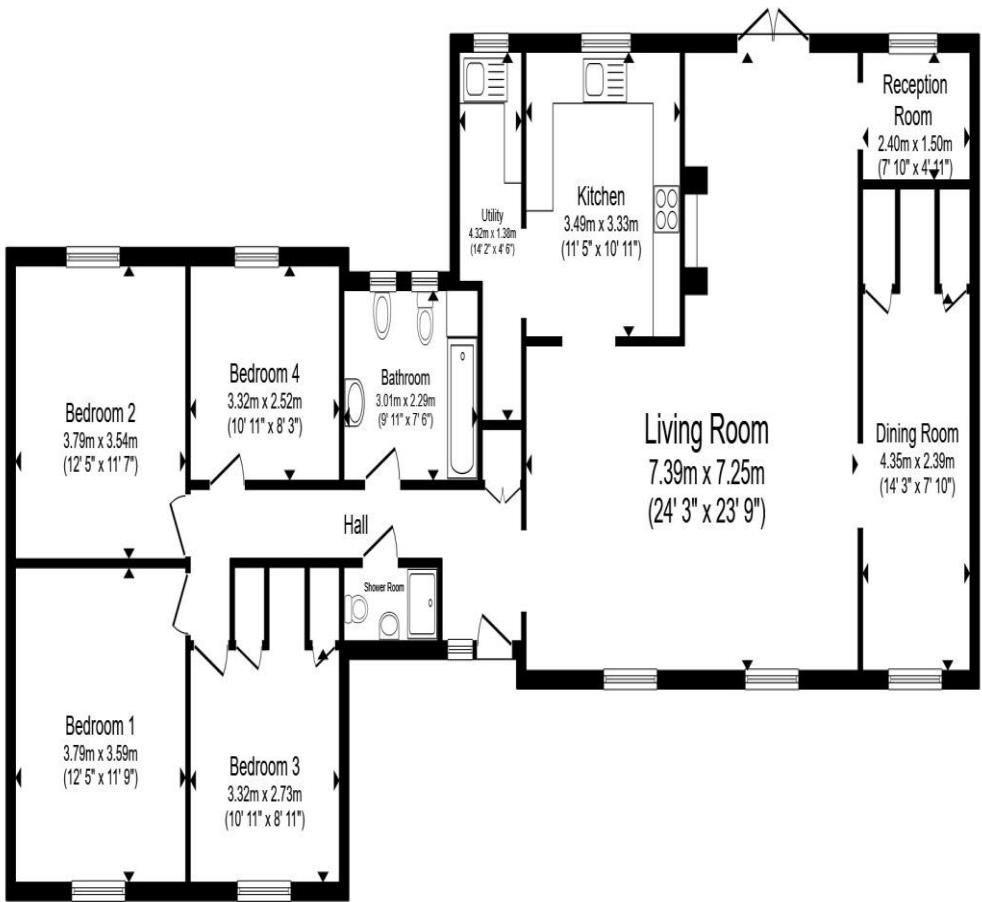
Off road parking to front of property.

Outbuilding

Window to side aspect, flat roof.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.



Total floor area 144.9 m² (1,560 sq.ft.) approx

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.propertybox.io



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Market Weston Diss

- OFFERED WITH NO ONWARD CHAIN
- Generously proportioned detached bungalow
- Kitchen with separate utility room
- Off-road parking
- Generous front and rear gardens

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

£400,000



view this property online williamhbrown.co.uk/Property/DSS111281



Property Ref:
DSS111281 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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