



84D WILLBYE AVENUE  
DISS, IP22 4NP





Experience comfortable and convenient living in this beautifully presented and well-maintained modern detached bungalow, ideally positioned at the front of a residential area with the town centre just a short stroll away

Step inside to a welcoming entrance hall that sets the tone for this delightful home. The spacious sitting room, bathed in natural light from its attractive bay window, offers the perfect spot to relax. For those who love to cook and entertain, the large kitchen/dinning room features a stylish, fully fitted kitchen with double oven, built-in microwave, integrated fridge freezer, and dishwasher. A practical utility room off the kitchen provides plumbing for washing machine and space for dryer and easy outdoor access. The bungalow offers two comfortable double bedrooms, the principal with its own en-suite shower room, plus a separate, well-appointed bathroom.

Outside, a generous tarmac driveway provides off-road parking. It leads to a detached garage equipped with an electric door, power, and lighting, and a private access door. Both the front and rear gardens have been designed for minimal upkeep, allowing you more time to enjoy your surroundings. The front features a block-paved pathway that extends to both sides, while the private rear garden boasts a terraced lawn area, mature beds

and borders. All are beautifully enclosed by a charming curved red brick wall adorned with an abundance of roses.

#### LOCATION

Located in the Historic market town of Diss, Willbye Avenue is a short walking distance from the town centre and railway station. Willbye Avenue is a popular and sought after area of the town situated slightly to the north of the high street and comprising of similar attractive properties upon spacious plots. Diss offers excellent amenities including schools, health facilities, sports facilities, regular bus service and main line railway station to London (Liverpool Street). Norwich, Ipswich and Bury St Edmunds are all about 22 miles.

#### SERVICES

Gas fired under floor central heating. Mains water, electric and drainage are connected. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

#### LOCAL AUTHORITY

South Norfolk Council & Tax Band D



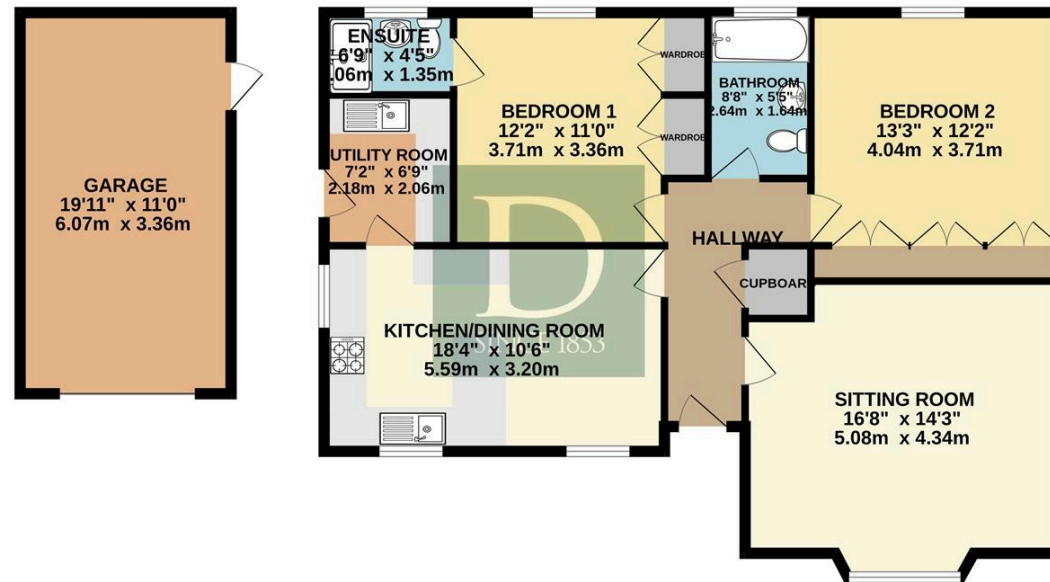






## FLOOR PLAN

GROUND FLOOR  
1198 sq.ft. (111.3 sq.m.) approx.



TOTAL FLOOR AREA: 1198 sq.ft. (111.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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