



6b Victoria Road
Diss | Norfolk | IP22 4EY

FINE & COUNTRY

SINGLE STOREY LIVING



An oasis of calm in the heart of a bustling market town. Built in 2020 this modern 2/3-bedroom bungalow sits on a secluded plot in the centre of diss. Only a minutes' walk from the shops, this property means there is no need for the car, but you do have a double garage and lots of parking just in case. Being only five years this property offers modern luxuries such as underfloor air source heating, individual thermostats, new double glazing and excellent efficiency standards.



KEY FEATURES

- A beautiful 2/3 bed detached Bungalow
- Approximately .4 of an acre plot
- Built new in 2020
- Underfloor air source heating - EPC B
- Fantastic utility room
- Beautiful established garden
- Walking distance to all amenities
- Parking for multiple vehicles
- Tucked away in the centre of town
- No Chain

This lovely property is a real oasis within the busy bustling market town of Diss. Not visible from Victoria Road this home is a real gem offering single storey living within walking distance of all amenities yet beautifully tucked away and private.

The town of Diss offers a wealth of thriving independent shops and businesses offering everything from crafts and antiques to cafes and local food delis and a weekly market offering an excellent selection of local Norfolk produce. The Corn Exchange has arts and theatre for those interested and for nature lovers there is the unique attraction, The Mere. Thousands of years old and covering six acres, the Mere is a deep natural lake and can be explored from the recently installed floating boardwalk. Diss also benefits from a mainline train station that has regular trains to both Norwich and London Liverpool Street – current journey time to London Liverpool Street Station from Diss is approximately 90 minutes.

Services, District Council and Tenure

Air Source Heat pump with Underfloor Heating and individual thermostats in each room.

Mains Electricity, Water & Drainage

Broadband Available – Current provider is BT, please always check www.openreach.com/fibre-checker for your preferred provider

Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk to check

South Norfolk District Council – Band D

Tenure - Freehold

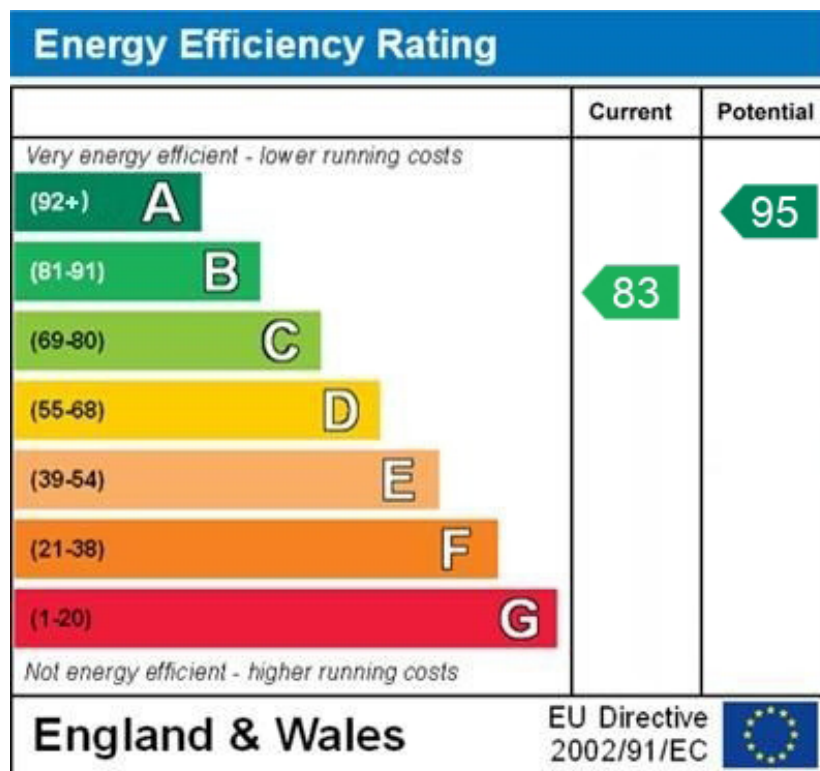












WWW.EPC4U.COM

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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