



Parkside
Gissing | Diss | Norfolk | IP22 5UH

COMFORTABLE ONE LEVEL LIVING



Set within an attractive and well-established plot of approximately 0.45 acres (stms), this spacious three-bedroom, two reception room detached bungalow enjoys a prominent position directly opposite the historic village church, and field views to the rear, in a peaceful South Norfolk village just 4 miles from the bustling market town of Diss.



KEY FEATURES

- Superb Detached Bungalow
- Magnificent Position Opposite The Historic Village Church
- Delightful Village - Around Four Miles From Diss and its London Train Links
- Around 0.45 Acre - (STMS)
- Stunning Large Mulberry Tree In Rear Garden
- Three Generous Bedrooms
- Sizeable Light and Airy Sitting Room With Wood Burner
- Study and Drawing Room/Bedroom Four
- Fitted Kitchen Breakfast Room
- Cart Lodge, Off Road Parking and Useful Workshop

The current owner fell in love with this property the moment she stepped into the open plan sitting/dining room, just loving the light, the space, and the wonderful views. The location within the village added to the appeal – with the front looking out towards the historic church and the village centre with pub and bowling green. The rear views offer a completely different vista with gardens and fields stretching away from the house giving a very rural feel. Many a time has been spent watching the variety of wildlife visitors, occasionally including roe deer and fox in the field, and the handsome heron and rare Reeve's pheasant in the garden.

Step Inside

The entrance hall has beautifully preserved parquet flooring and a useful cupboard to the right with ample space to store coats and shoes. To the left is the substantial sitting/dining room. This stunning space is swathed in light from enormous west facing sliding patio doors on the west side of the garden on one side and a window plus further sliding doors on the south side, making this a fabulous room all year round, whether cuddling up by the fire overlooking snowy gardens in winter or flinging open all the doors to ensure a cool breeze blows through in summer. The sitting room leads to the study, great for home working, and to the kitchen/breakfast room. The kitchen has space for white goods and a built-in electric fan oven with lots of storage and worktop space, plus room for a table and chairs. This is a sociable space inviting you to linger far too long over a cuppa and a chat. The kitchen has a door to another smaller lobby with an external door to the side of the property and doors which lead to both the cloakroom and second large reception room currently used as a drawing room and library or this room could be utilised as Bedroom Four. This is again dual aspect with a cheerful feel and being East facing is a wonderful room in the mornings.

Fantastically Flexible

Built in the 1970s this single storey much-loved home offers versatile living space the highlight being the open plan, dual-aspect sitting/dining room with a wood burner. There is plumbing in place for a washing machine in an alcove off the drawing room so it could become a utility space off the drawing room or, by the removal of a cloakroom wall, it could become a utility space with the cloakroom off the lobby.





KEY FEATURES

The grounds are large enough to consider further extension or conversion of outbuildings if new owners wanted a gym or outside home office, so the possibilities are endless. These spaces can easily be reimagined and repurposed to suit a variety of needs making it perfect for families, downsizers or those seeking space to work from home.

Good Night Sleep Tight

The flow of this home is superb with sleeping areas in a completely different wing to the social spaces. To the right of the entrance hall are three very generous bedrooms, all with built in storage and the typically large 70's style windows, west facing, offering a bright airy atmosphere, and stunning views of the garden and open farmland beyond. The principal bedroom has an en-suite with bath, the family bathroom offers a shower over the bath, and both bathrooms are larger than usual with plenty of elbow room for bathing little ones.

Step Outside

The property is set back from the road, with driveway and parking area for multiple vehicles. Screened by mature hedging and trees, planted by the owner 20 years ago creating a small woodland, the boundary of the front garden offers privacy. The wraparound plot has a working utility area on the north side, with log store and useful workshop, perfect for hobbies or additional storage. The side garden to the south presents an attractive magnolia tree and a display of snowdrops in spring whilst the majority of the garden is west facing including a patio with an awning to offer shade in the hotter months, overlooking the lawns and fields beyond. Grandchildren have enjoyed football on the lawn and one family celebration saw the garden even play host to Clock Golf! The gardens are a real highlight, with mature planting and a magnificent mulberry tree offering dappled shade and natural charm. The summer house at the rear of the garden is just delightful with herb garden and lavender bed outside it, wonderful for bees and insects but also a relaxing spot to enjoy the birdsong with the colourful and fragrant floral display. Further along is a long vegetable bed - for 20 years the owner has "grown their own" fruit and veggies including an apple and pear tree, and currently, carrots, French beans, raspberries, and sweetcorn - all without pesticides or chemicals, so you have a truly organic kitchen garden here.





























INFORMATION



On The Doorstep

Gissing is a charming, rural village steeped in history, with its ancient church and close-knit and welcoming community – the friendliness is something the current owner says she will struggle to replace. The Community Building offers a variety of clubs to suit all ages and interests including toddler group, Friday Café, craft, gardening group, singing, reading and table tennis club. With a popular pub, outdoor bowling green and wonderful network of country footpaths you will never be bored in Gissing.

How Far Is It To...

Just four miles away is the bustling market town of Diss offering a whole variety of amenities, including supermarkets, garden centre, dentist, doctors, vets, schools, parks, Golf club, and the scenic Diss Mere, where you can enjoy waterfront dining. Gissing has easy access to the A140 and the rail links to London from Diss are a real bonus with the journey time approximately 90 minutes to Liverpool St and a mere 20 minutes to the cathedral city of Norwich.

Directions

Proceed from the market town of Diss along Heywood Road and follow the road onto the Burston Road and continue onto Durbridges Hill. On entering the village of Burston turn left soon after The Crown Public House signposted Gissing. The property will be found directly opposite the beautiful village church with round tower.

What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words [/// nail.companies.purple](https://nail.companies.purple)

Services, District Council and Tenure

Oil Central Heating

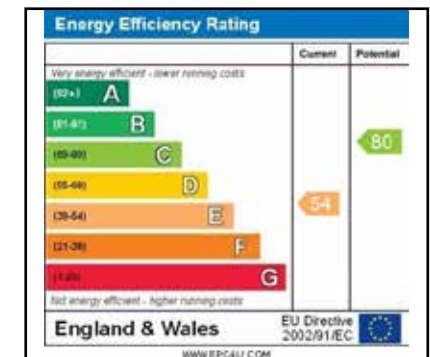
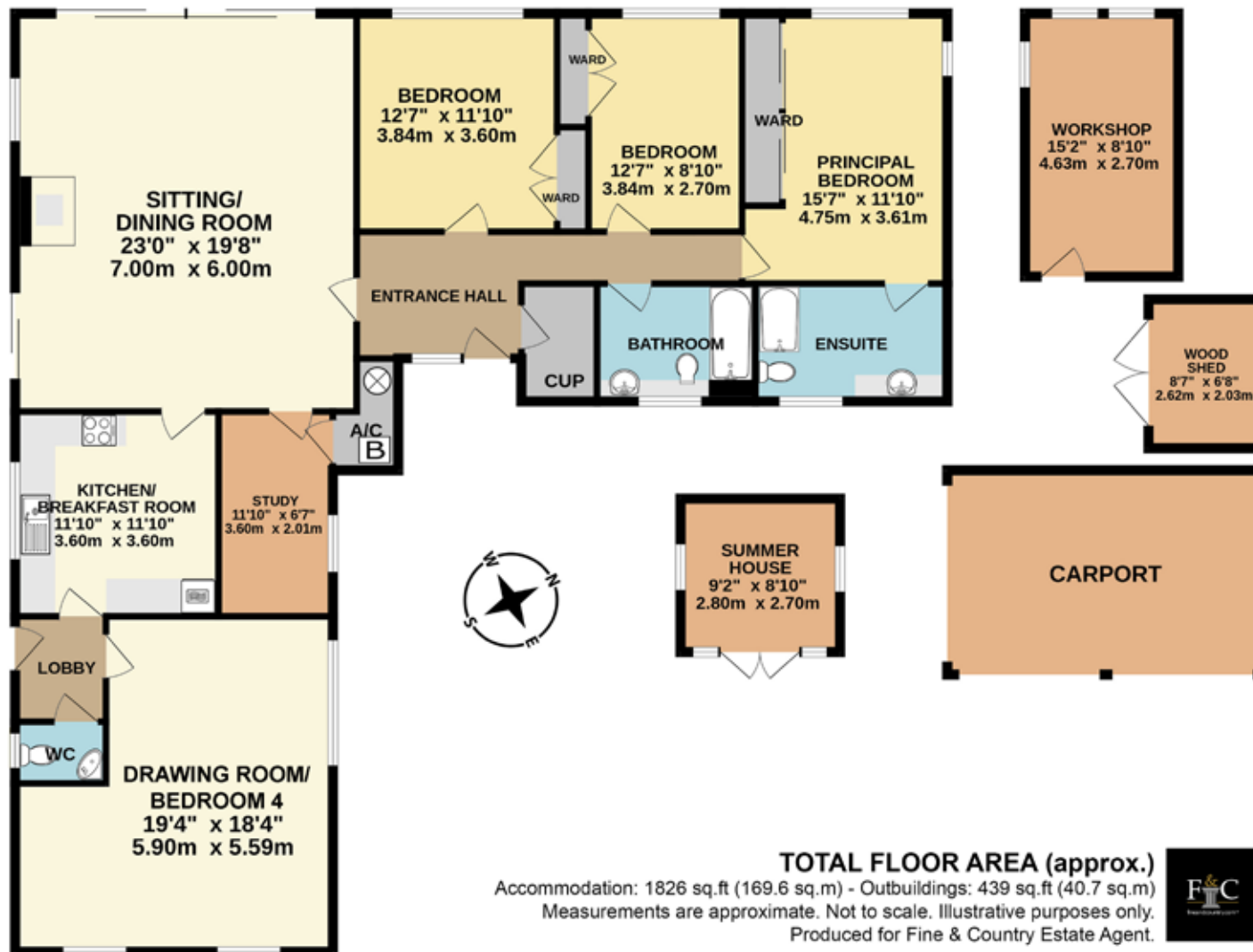
Mains Electricity, Water

Drainage -Septic Tank

South Norfolk District Council; Council Tax Band E-Freehold

Broadband Connection: fibre to the cabinet - superfast available but please check <https://www.openreach.com/fibre-checker>

Mobile Phone Reception: See Link to check View mobile availability - Ofcom Checker



TOTAL FLOOR AREA (approx.)
Accommodation: 1826 sq.ft (169.6 sq.m) - Outbuildings: 439 sq.ft (40.7 sq.m)
Measurements are approximate. Not to scale. Illustrative purposes only.
Produced for Fine & Country Estate Agent.



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.



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.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation

Fine & Country Regional Office
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG
01379 646020 | diss@fineandcountry.com

