



# BEQUIA

MARKET LANE BURSTON DISS IP22 5TR



A superbly extended and appointed detached 3 bedroom bungalow in a convenient village location. The current vendors have greatly improved the property, recently decorating it throughout.

The property is a superbly appointed detached 3 bedroom bungalow that has been substantially adapted and extended by the current vendors. The accommodation has been cleverly remodelled internally and has an excellent flow. In addition, to the interiors, the vendors have created a substantial parking area to the front for several cars and have landscaped the rear garden to create an outstanding paved alfresco entertaining area and covered pergola.

The front door opens to an entrance hall with double aspect sitting room to one side with open fireplace and woodburning stove. The three double bedrooms are to the other side of the hall with the principal bedroom being to the rear and double aspect with an ensuite shower room and French doors to the rear patio. There is a superbly appointed bathroom with freestanding bath and separate shower cubicle. The biggest changes to the property are at the rear where the vendors have extended to create a stunning

**open-plan kitchen/dining/family space.**

There is a striking and comprehensively fitted green kitchen with integrated appliances. The space is partly vaulted with roof lights and bifold doors open to the patio making it a superb entertaining space.

The rear garden is laid largely to lawn and bordered by mature hedging. In addition to the superb entertaining space is a very useful garden room/studio which could be used for a variety of purposes. There is gravel parking for several cars to the front, plus an attached garage.

#### LOCATION

The countryside village of Burston is a popular location which offers a church, primary school, successful pub and other amenities to its local community. Burston is located less than 5 miles north of the historic market town of Diss, offering an extensive range of amenities including doctors, dentists, vets, schools, supermarkets and banking. Diss also boasts a mainline railway line to London Liverpool Street.



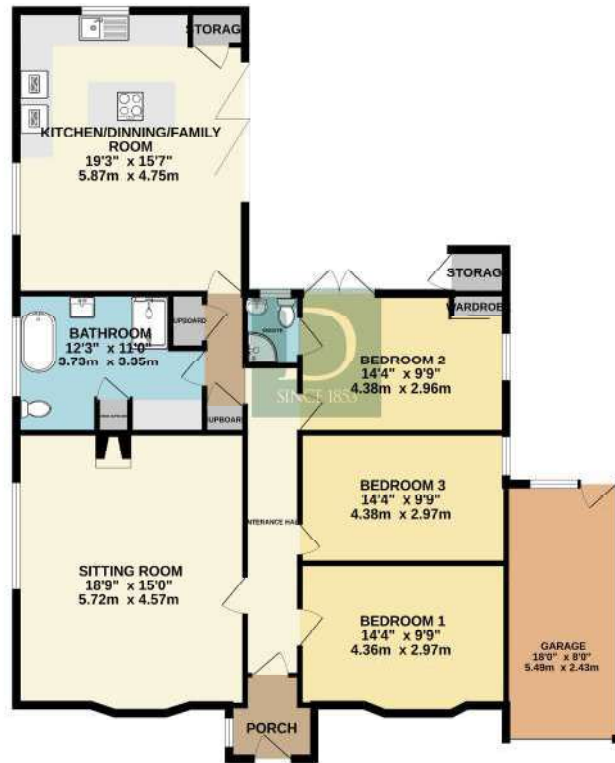






## FLOOR PLAN

GROUND FLOOR  
1464 sq. ft. (136.0 sq.m.) approx.



TOTAL FLOOR AREA: 1464 sq. ft. (136.0 sq.m.) approx.  
While 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 misstatement. 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 is to be given as to their operability or efficiency can be given.  
Make your own checks.

## SERVICES

Oil fired 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 District Council  
Council Tax Band – C

## ENERGY PERFORMANCE

D Rating

## VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

## BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact us if you would like to discuss.

Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

## IMPORTANT NOTICE

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## CONTACT US

Durrants, 2b Market Hill, Diss, Norfolk,  
IP22 4JZ

Tel : 01379 642233

Email : [diss@durrants.com](mailto:diss@durrants.com)

