



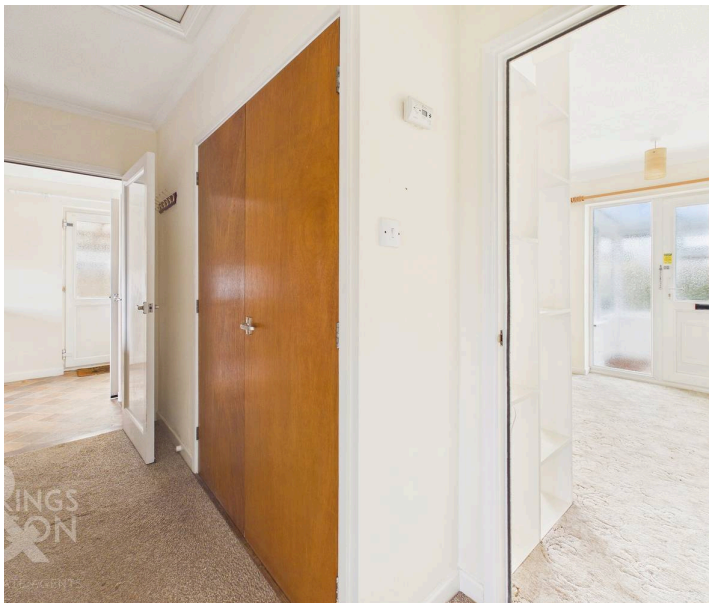
Field House Gardens, Diss - IP22 4PH



## Field House Gardens

Diss

NO CHAIN! Nestled in a QUIET CUL-DE-SAC, this impressive TWO BEDROOM DETACHED BUNGALOW presents a rare opportunity to secure a beautifully maintained home with NO CHAIN, ideal for those seeking both comfort and convenience. Step through the welcoming entrance porch into the spacious 18' SITTING/DINING ROOM, a bright and versatile living area perfect for relaxing or entertaining guests. The separate KITCHEN is thoughtfully designed with ample storage and workspace, seamlessly connecting to the main living spaces for easy day-to-day living. Both DOUBLE BEDROOMS offer generous proportions and plenty of natural light, while an additional STUDY ROOM to the rear provides flexibility for home working or creative pursuits. The family bathroom features a double shower with w/c and hand wash basin. With excellent access to the TOWN CENTRE and TRAIN STATION, this property is perfectly positioned for commuters and those wishing to enjoy the vibrant local amenities.



To the front, ample DRIVEWAY PARKING and a SINGLE GARAGE with the addition of a CAR PORT add further practicality, making this home as functional as it is inviting. The rear garden is well kept with mature planting and more space than you might expect to find offering a SUNNY ASPECT.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain!
- Detached Bungalow
- Quiet Cul-De-Sac Location
- 18' Sitting/Dining Room
- Two Double Bedrooms & Study Room
- Generous and Well Kept Private Rear Gardens
- Ample Driveway Parking & Single Garage
- Excellent Access For Town & Train Station

The property is located just outside the centre of Diss within a small cul-de-sac and within easy walking distance of the local shops, amenities and mainline railway station, which has regular services connecting to London, Liverpool Street and Norwich. The historic market town of Diss is situated on the South Norfolk border and has proved to be a popular location over the years.



The town offers an extensive range of amenities and facilities and is only 23 miles to the south of Norwich and 25 miles to the north of Ipswich.

#### SETTING THE SCENE

Approached via the quiet cul-de-sac there is a well kept front garden with mature planting and shrubs. The hard standing driveway to the front provides parking for multiple vehicles with the addition of a car port also which in turn leads to the single garage. A pathway leads from the drive to the main front door. A gate leads from the driveway to the rear garden.

#### THE GRAND TOUR

Entering the bungalow via the main entrance door to the front, there is a welcoming entrance porch with space for coats and shoes and a door into the main reception space. The bright sitting room provides plenty of space for both sitting and dining with a door leading to both the inner hallway and the separate kitchen. Also found to the front of the bungalow off the reception space is the main double bedroom with double built in wardrobes. The kitchen, which is separate to the reception room offers a range of wall and base level units with rolled edge worktops over as well as space for various white goods. There is an external side door onto the driveway as well as a built in cupboard. The kitchen circles back to the inner hallway where you will find the other double bedroom, study room and family bathroom as well as useful built in storage. The second double bedroom offers built in wardrobes. The study room which is a flexible space is ideally suited for a study or hobby room with the addition of built in storage and an external door to the rear garden. The bathroom provides a double shower, w/c and hand wash basin.

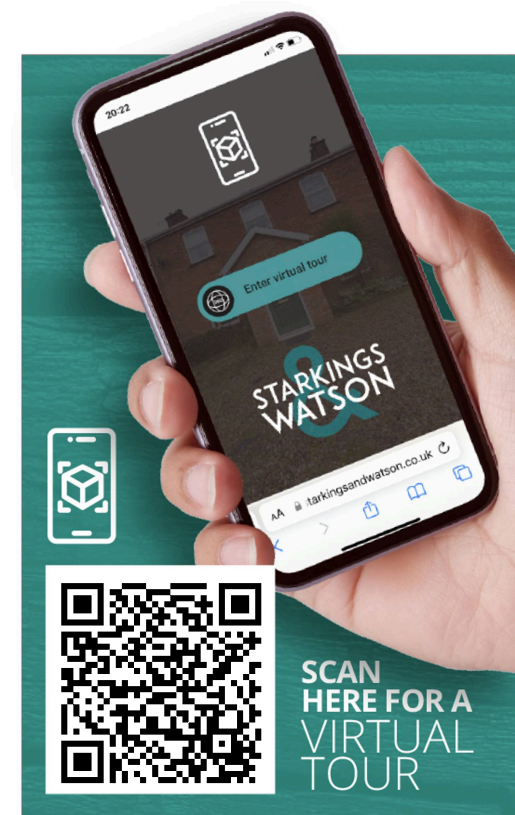
#### FIND US

Postcode : IP22 4PH

What3Words : ///community.sweated.hardly

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



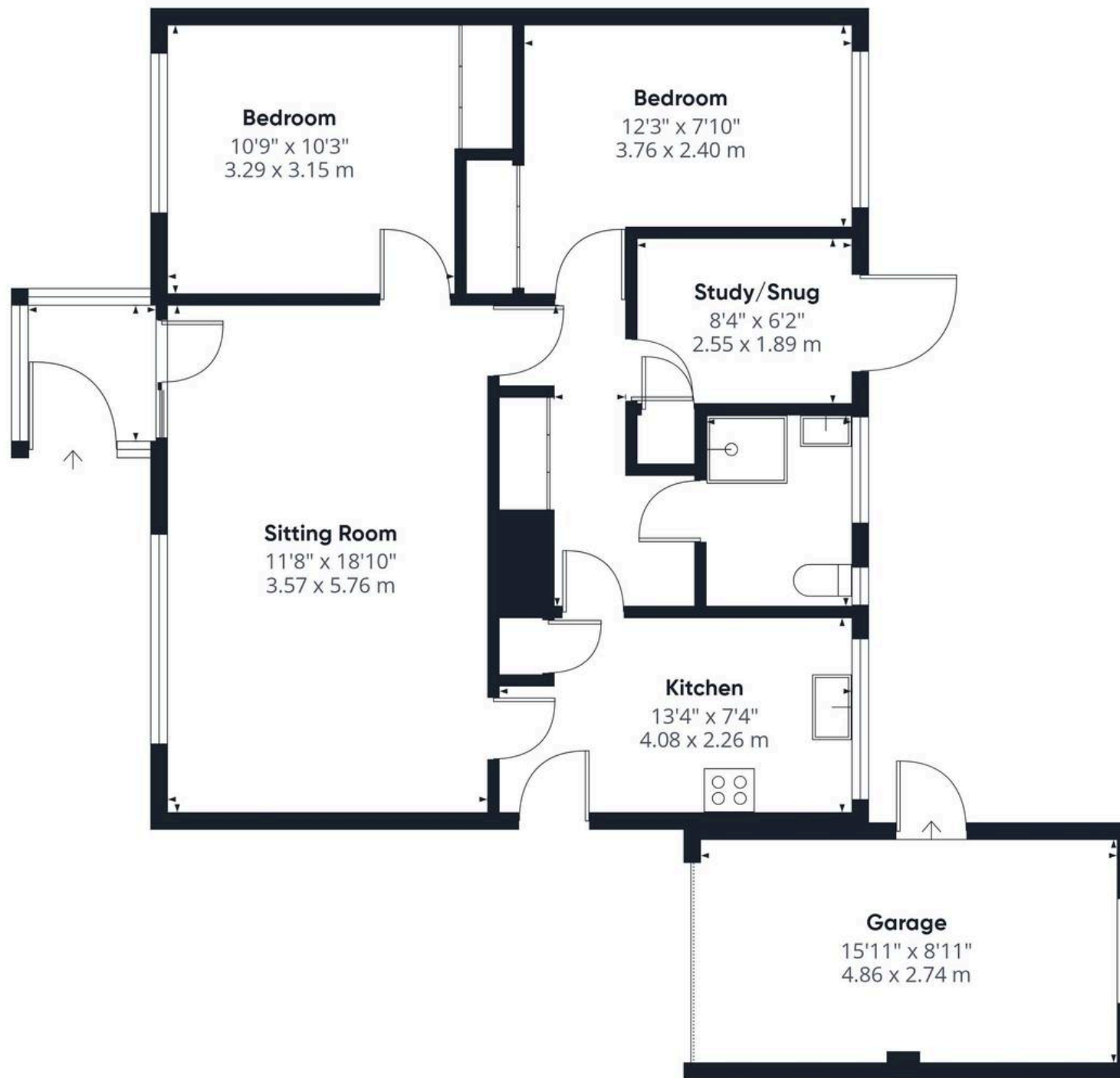




## THE GREAT OUTDOORS

The spacious rear garden provides a sunny and generous space mainly laid to lawn. You will find an array of planting borders which are well stocked as well as mature trees and shrubs. There is a pleasant decked area to the rear of the bungalow providing an ideal spot of outside dining as well as a summer house at the end of the garden and a timber storage shed. Rear access to the garage can also be found from the garden and timber fencing encloses the space.





**Approximate total area**

896 ft<sup>2</sup>

83.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**





## Starkings & Watson Hybrid Estate Agents

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