



Orchard Grove | Diss | IP22 4LX

Asking Price £295,000

twgaze

# Orchard Grove | Diss | IP22 4LX Asking Price £295,000

Established detached 3 bedroom bungalow. Good condition and neutral decor. Modern kitchen with Bosch oven. Stylish shower room with spotlights and rainfall shower. Conservatory. Enclosed rear garden. Garage and driveway space for two vehicles. Roughly 0.5 mile from the town centre. No onward chain.

- Detached bungalow set roughly 0.5 mile from the town centre
- Fitted kitchen with Bosch electric oven
- Enclosed rear garden
- Single garage and driveway
- 3 bedrooms
- Modern shower room with rainfall shower
- Brick and uPVC conservatory
- No onward chain

## Location

The bungalow is located on a popular residential development, roughly half a mile from Diss town centre. This South Norfolk border town offers a great range of local businesses, shops, cafes, restaurant as well as supermarkets, primary and secondary schooling options, and useful transport links via rail into Norwich and London Liverpool Street. Diss is centred around the picturesque Mere, which is a focal point of the town and there are some great local nature walks too, with the nearby Lopham Fen and stunning Waveney Valley just a short distance way.





## The property

The bungalow has a neutral feel throughout and has clearly been cared in recent years, with good quality fittings, including solid wood doors, modern kitchen with Bosch oven and shower room with rainfall shower cubicle.

In total, there are 3 bedrooms, with one currently being used as a dining room, whilst the living room is bright, due to being dual aspect and positioned at the front of the bungalow. Off the kitchen is a part brick and uPVC conservatory which opens to the rear garden.

## Outside

Hardstanding and shingle driveway which caters for a couple of vehicles. Single garage adjoins the bungalow. A gate either side of the bungalow provides access to the rear garden which is enclosed and laid to lawn with a paved patio area.

## Services

Mains electricity, gas, water and drainage.

Agent note: Brick and steel frame construction

How to get there

What3words: [///supposing.caps.chats](https://www.what3words.com/#!/supposing.caps.chats)

Viewing: Freehold

Council Tax Band: C

Ref: 2/19780/RM



Total area: approx. 94.2 sq. metres (1013.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			
(69-80) C			
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		57	74
England & Wales		EU Directive 2002/91/EC	

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