



Hawthorn Close, Diss IP22 4ZB

welcome to

Hawthorn Close, Diss

A well-presented three-bedroom detached bungalow in Diss, featuring a spacious lounge with fireplace, a well-equipped kitchen, en-suite to the primary bedroom, and a separate family bathroom. Outside boasts a beautifully maintained rear garden with patio, plus a garage and off-road parking.

Entrance Hall

Front door, loft hatch, storage cupboard, carpet flooring.

Lounge

20' 2" x 15' 2" (6.15m x 4.62m)

Window to side and rear aspect, two radiators, sliding door to side aspect, carpet flooring.

Kitchen

11' 8" x 12' 4" (3.56m x 3.76m)

Window to front aspect, wall and base units, tiled backing, gas cooker, space for white goods, built in sink, side door, tiled flooring.

Bedroom 1

13' 4" x 12' 4" (4.06m x 3.76m)

Window to rear aspect, radiator, carpet flooring.

En-Suite

Window to side aspect, W/C, wash basin, shower cubical, radiator.

Bedroom 2

12' 2" x 8' 8" (3.71m x 2.64m)

Window to front aspect, radiator, carpet flooring.

Bedroom 3

12' 6" x 8' 1" (3.81m x 2.46m)

Window to rear aspect, radiator, carpet flooring.

Bathroom

Window to front aspect, W/C, wash basin, bathtub, tiled walls around bath tub, shower, radiator.

Loft Space

Partially boarded.

Rear Garden

Small patio area, turfed, fenced for boundary, access to garage.

Parking

Allocated parking in front of garage.

Outbuildings

Garage with electric roller door, pitched roof, concrete flooring. Garden shed on hard standing ground with windows, ideal as a small workshop or just additional storage space

Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



welcome to
Hawthorn Close,
Diss

- Well-presented three-bedroom detached bungalow
- Walking distance to Diss train station
- Spacious lounge with fire place
- Offered with no onward chain
- Garage and off road parking

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers over
£325,000



view this property online williamhbrown.co.uk/Property/DSS110959



Property Ref:
DSS110959 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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