

Waterside Walcot  
Green  
Diss  
IP22 5SR



**ATTIK**  
CITY | COUNTRY | COAST

# Waterside Walcot Green

## Guide Price £475,000

### Exceptional renovated bungalow on a great plot...

Set within the sought-after hamlet of Walcot Green, Waterside is a beautifully renovated three-bedroom detached bungalow, occupying a generous plot of approx 0.75 acre, within walking distance of Diss town centre and the mainline railway station.

Recently transformed by highly regarded local builder Danny Ward, the property has been finished to an exceptional standard throughout. The result is a bright, spacious and carefully considered home that combines contemporary styling with practical, well-proportioned accommodation.

A sheltered entrance porch opens into a welcoming reception hall, leading through to the principal rooms. The generous sitting room enjoys an attractive outlook across the front garden, while an open fireplace with a tiled surround provides a warm and inviting focal point.

The newly fitted kitchen/breakfast room features an excellent range of French grey cabinetry, complemented by neutral tiled splashbacks, quality work surfaces and useful larder-style storage. A separate utility room offers further storage, plumbing for appliances, a sink unit and direct access to the rear garden.

There are three well-proportioned bedrooms, including two generous doubles, together with a stylish family bathroom fitted with a panelled bath, separate shower enclosure, wash basin and WC.

A useful covered side passage connects the bungalow to the garage and utility room. The garage benefits from a newly installed electric roller door, along with staircase access to a practical loft storage area.

Outside, a newly laid tarmac driveway provides extensive off-road parking for several vehicles. The gardens extend around the side and rear of the property and are predominantly laid to lawn, with mature borders, established fruit trees and a large natural pond creating a private and attractive setting.

Walcot Green offers a peaceful semi-rural environment approximately one mile from the centre of Diss. The town provides a wide range of shops, schools, healthcare, leisure facilities and transport connections, including regular rail services to Norwich, Ipswich and London Liverpool Street.

Further improvements include newly installed oil-fired central heating and a private treatment plant.

### Agents notes...

A pre-recorded walkaround tour is available for this property

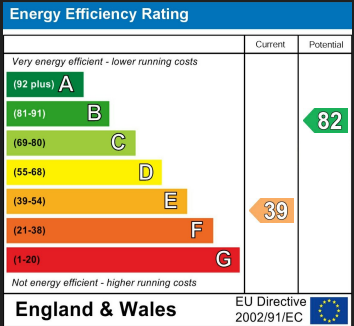
The EPC is from before the renovations and the boiler being replaced.



Local Authority  
South Norfolk

Council Tax Band  
D

Directions



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**ATTIK**  
CITY | COUNTRY | COAST



Wrentham Office Sales  
ATTIK City Country Coast  
26 High Street  
Wrentham  
Suffolk  
NR34 7HD

Contact  
01502 820 028  
[enquiries@attikccc.co.uk](mailto:enquiries@attikccc.co.uk)  
[www.attikccc.co.uk](http://www.attikccc.co.uk)