



Mission Way | Bressingham | IP22 2BY

Asking Price £350,000

twgaze

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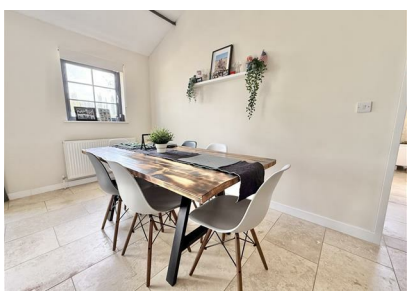
Unique single storey property set in rural cluster development. Spacious open plan kitchen/living accommodation ideal for socialising or entertaining. 3 double bedrooms. En-suite off main bedroom. Mature garden laid to lawn. Private driveway. No onward chain.

- Unique single storey dwelling
- Forming part of small cluster development - formerly RAF Fersfield
- Around 1300 sq.ft of accommodation
- 3 double bedrooms
- Spacious open plan living with a 'wow' factor
- Mature garden
- Private driveway
- No onward chain

Location

Batty forms part of a small cluster development, sited on land which originally formed part of RAF Fersfield during the Second World War - where Joseph Kennedy was known to have visited. The immediate location is rural, with plenty of open countryside and walks on the doorstep, yet within 4 miles from the pretty, well served market town of Diss. The town offers a wide range of independent shops, cafes and restaurants, along with good shopping, leisure, schooling and transport facilities, including bus and rail connects. The station is on the mainline to Norwich, Ipswich and London Liverpool Street.





The property

Uniquely designed single storey property offering a 'wow factor' due to its spacious, vaulted, open plan living setup. Upon entering the property you are greeted by a superb, open space with steel exposed supports adding to the look and feel. This living/dining and kitchen area results in the property being ideal for hosting and is a real social hub for entertaining family or friends - it even has a useful utility to hide away noisier appliances such as the washing machine. Aside from the living room, there are three generous bedrooms. The main bedroom is large (measuring 12' x 12') and has an en-suite shower room. The other two bedrooms, found on the opposite side of the property, are supported by a separate bathroom suite.

Outside

Post and rail fence to front with gate opening to the gravel driveway. The garden is mature and laid to lawn with laurel hedging to some of the borders. To the rear is a small pergola and BBQ area.

Agent note

The next owners will enter into an agreement to help towards any future share driveway maintenance/costs.

Services

Mains water and electricity are connected. Private drainage. Oil fired central heating

How to get there

W3W: [///folks.airliners.impose](#)

Viewing

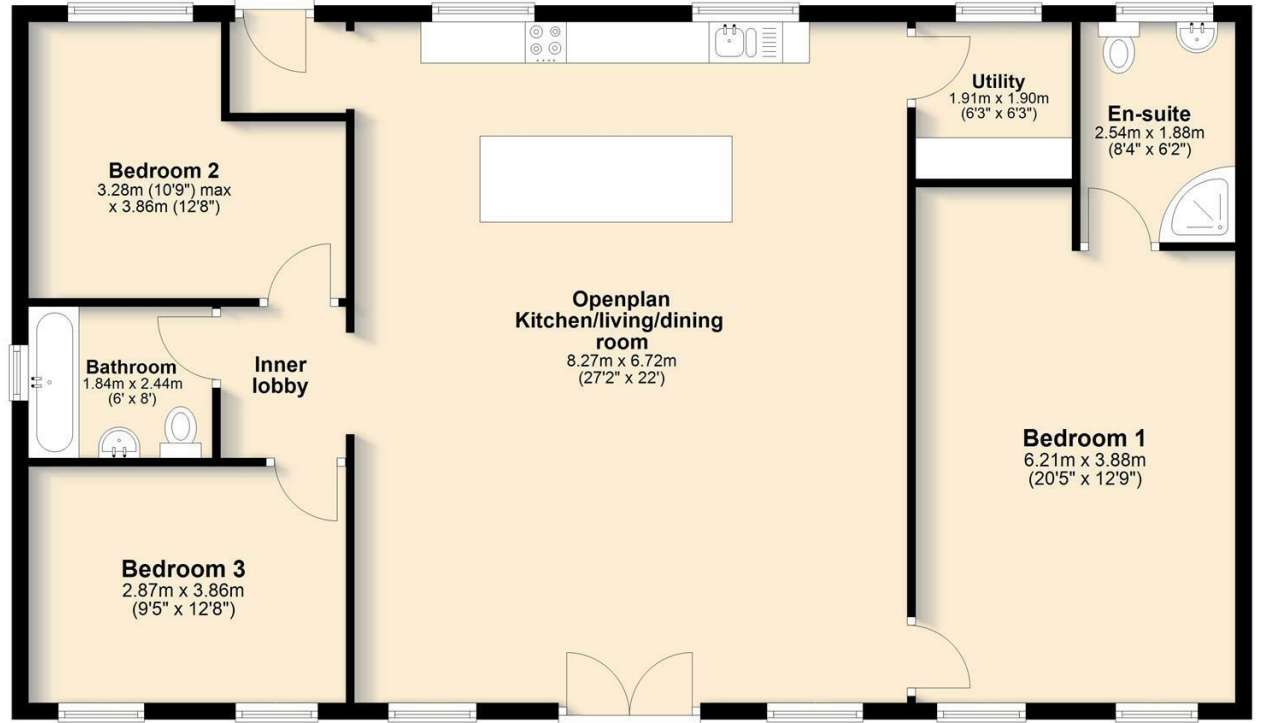
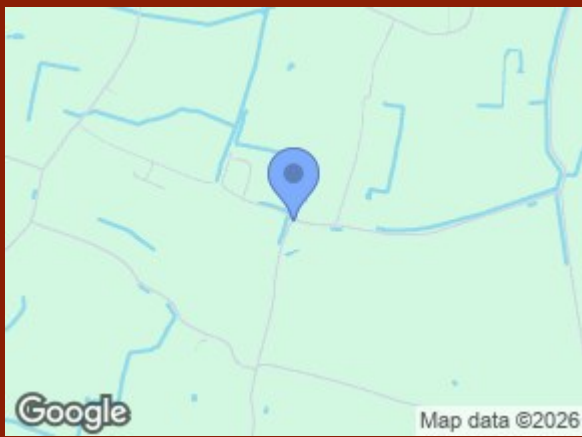
Strictly by appointment via TW Gaze

Freehold

Council Tax: C

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017. In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Ref: 2/20173/RM



Ground Floor

Approx. 121.2 sq. metres (1304.8 sq. feet)

Total area: approx. 121.2 sq. metres (1304.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(11-11) B			
(10-10) C		70	80
(5-6) D			
(3-4) E			
(1-2) F			
Not energy efficient - higher running costs			
(1-2) G			
England & Wales		EU Directive 2002/91/EC	

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