

Walcot Rise, Diss, IP22 4PD

Offers in the Region of

£300,000

Whittley Parish

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

- No onward chain
- Spacious driveway for multiple vehicles plus garage with roller door
- Located in a sought-after location close to town centre
- Situated on a sizeable plot of approximately 0.2 acres
- Private rear garden predominantly laid to lawn with a patio area
- Three well-proportioned bedrooms
- Sizeable living room with separate conservatory
- Good sized kitchen

Situated to the north of Diss, the property is within walking distance of both the town centre and open rural countryside. Walcot Rise has long proven to be a popular residential development, comprising similar attractive bungalows constructed during the 1960s and 1970s. The historic market town of Diss lies on the South Norfolk borders, set within the beautiful countryside of the Waveney Valley. The town offers an extensive and diverse range of day-to-day amenities and facilities including shops, independent boutiques along with main brand supermarkets. Diss also has the added benefit of a mainline railway station providing regular direct services to London Liverpool Street and Norwich.

This sizeable bungalow is set back from the road and is offered to the market with no onward chain, providing an excellent opportunity for buyers seeking spacious, single-storey living close to day-to-day amenities, yet within a quieter town setting.

The accommodation comprises a sizeable and welcoming entrance hall, the ideal place for coats and shoes, which gives access to the main living areas. The living room is a good size and provides ample space for a variety of furniture arrangements. The kitchen is also a good size and leads through to the conservatory, creating a useful additional living or dining space that overlooks the garden. There are three double bedrooms, all well-proportioned, along with a shower room and a WC.













Externally, the bungalow sits in a large garden that is predominantly laid to lawn, with a patio area ideal for outdoor seating and entertaining. Parking is plentiful, with a large driveway and a garage.

AGENTS NOTE: Restrictions of no business to be run from the property and no pigs to be kept on the property. No caravans/motorhomes to be parked at the property.

ENTRANCE HALL:

WC: - 1.57m x 0.79m (5'2" x 2'7")

BATHROOM: - 1.65m x 1.47m (5'5" x 4'10")

KITCHEN: - 3.40m x 4.22m (11'2" x 13'10")

CONSERVATORY: - 2.79m x 2.62m (9'2" x 8'7")

LIVING ROOM: - 3.61m x 5.11m (11'10" x 16'9")

BEDROOM: - 3.61m x 3.20m (11'10" x 10'6")

BEDROOM: - 2.77m x 2.97m (9'1" x 9'9")

BEDROOM: - 2.54m x 2.74m (8'4" x 9'0")

SERVICES:
Drainage - mains
Heating - gas
EPC Rating D
Council Tax Band D
Tenure - freehold



Approximate total area[1]

908 ft²

(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







Viewing Arrangements

Strictly by Appointment
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