



GOODWOOD

RECTORY ROAD, GISSING, DISS, IP22 5XB



Occupying a generous plot of approximately 1.55 acres within the sought-after village of Gissing, just outside Diss, this spacious three-bedroom detached bungalow presents an exciting opportunity to create a truly individual home.

Offering excellent scope for updating, alteration and potentially extending, subject to the necessary consents, the property provides a fantastic foundation for those looking to put their own stamp on a home with an abundance of space both inside and out.

The accommodation is well laid out and currently comprises a kitchen leading through to a separate dining room, with a garden room beyond creating a lovely connection with the extensive grounds. There is also a spacious separate living room, three generous double bedrooms and a family bathroom, together with a useful utility room and additional shower room.

Externally, the property occupies an impressive plot of approximately 1.55 acres, offering an exceptional amount of space and considerable flexibility. The grounds provide plenty of opportunity for landscaping, entertaining, gardening or simply enjoying the peace and privacy afforded by such a substantial setting. A double garage and separate coal store add further practicality, whilst there is ample scope to consider how the

grounds could be adapted to suit individual needs.

With its generous accommodation, substantial plot and significant scope for enhancement, this is a rare opportunity to acquire a bungalow with the space and potential to become a truly exceptional home.

AGENT'S NOTE

The property is subject to an agricultural restriction, limiting occupation to those solely or mainly employed or last employed in the locality in agriculture or forestry and their dependants. A copy of the planning permission is available on request.

In the event that the occupancy restriction is removed within 21 years of completion the buyer will be liable to pay an overage to the seller equating to 30% of the uplift in value achieved through the removal of the restriction.

Please note the property is subject to a wayleave for a B4RN Broadband cable.

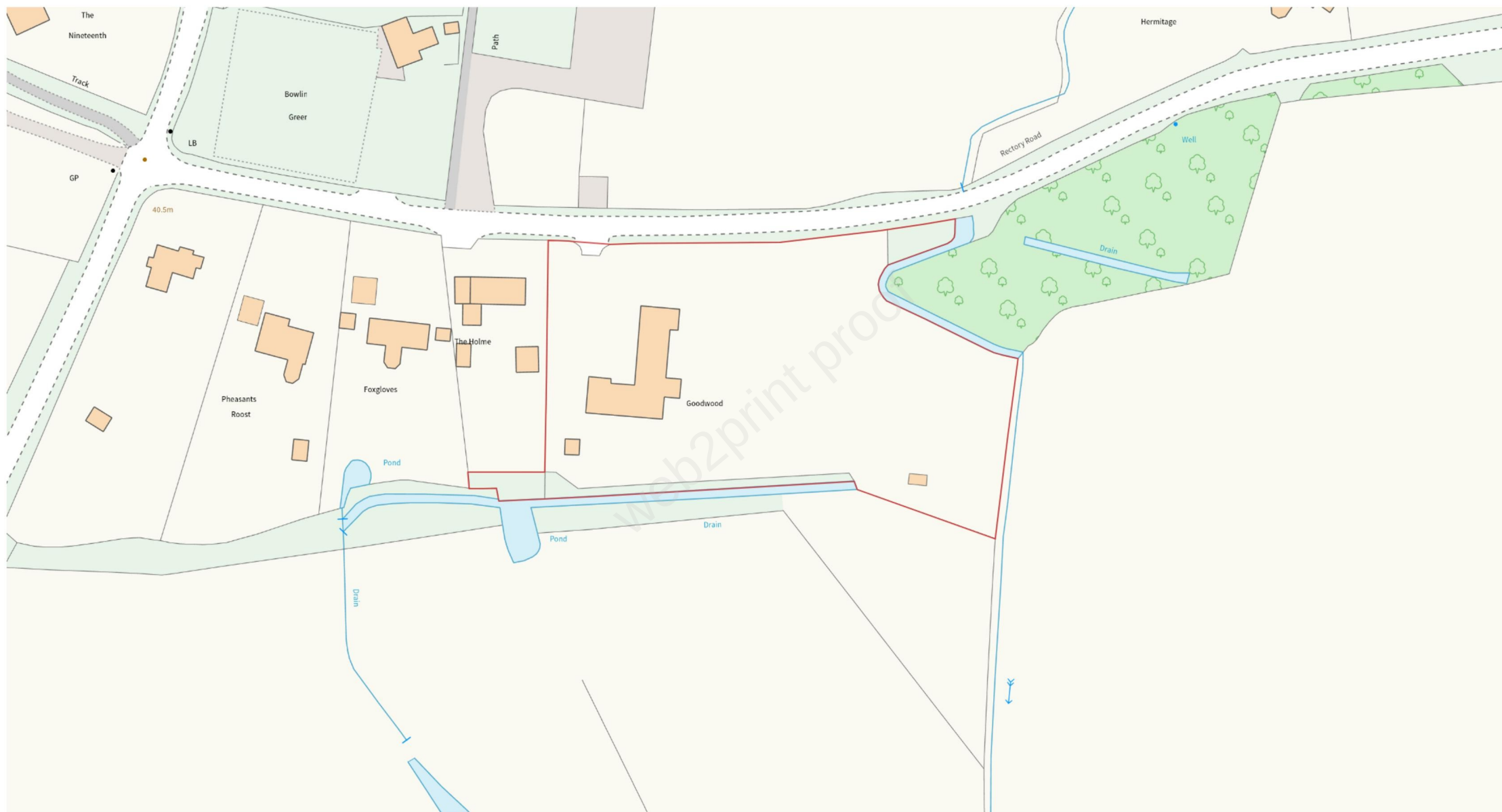
LOCATION





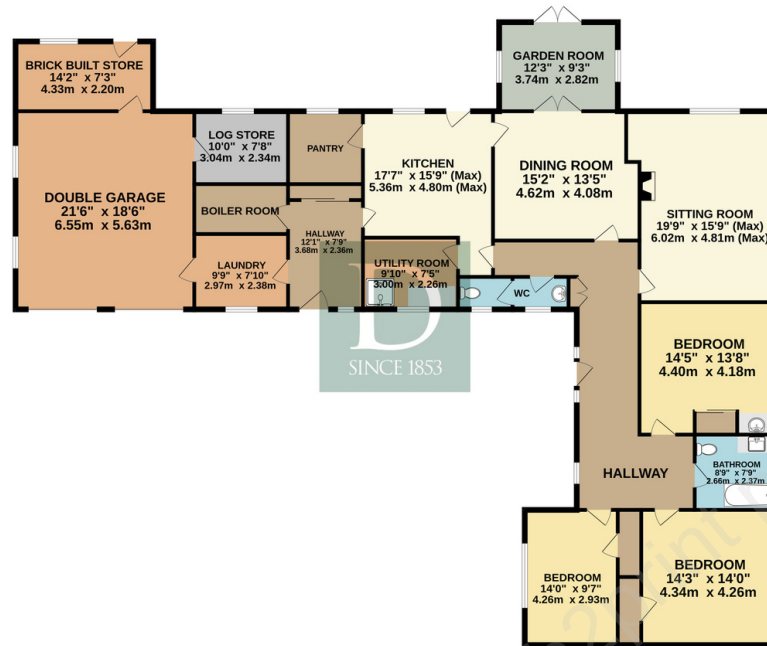
GENEROUS
PLOT OF
CIRCA 1.53
ACRES





FLOOR PLAN

GROUND FLOOR
2631 sq.ft. (244.4 sq.m.) approx.



TOTAL FLOOR AREA: 2631 sq.ft. (244.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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remaining conveniently placed for the nearby market town of Diss. Diss offers a wide range of everyday amenities, independent shops, cafés, restaurants and recreational facilities, together with well-regarded schooling and a mainline railway station providing excellent connections for commuters.

SERVICES

Oil fired central heating. Mains electrics and water with drainage via septic tank. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY

South Norfolk Council
Council Tax Band E

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact the team directly.

Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

Durrants and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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