



10 ORCHARD GROVE

DISS, IP22 4LX





Located in a highly desirable area of Diss, this four-bedroom detached bungalow offers easy access to the town centre. The property features spacious accommodation throughout, a low-maintenance rear garden, and generous off-road parking

The property is entered through a UPVC double-glazed porch with two windows and a tiled floor, leading into a spacious L-shaped entrance hall. From here, there is access to all principal rooms including the bedrooms, reception and dining areas, kitchen, shower room, and cloakroom.

The main reception area is a generous open-plan space that combines the living and dining areas, creating a bright and welcoming environment. The sitting room features a decorative fireplace with an inset electric fire, while a large archway connects the adjoining dining space, which is enhanced by a skylight and rear-facing windows that flood the room with natural light and views over the garden. A conservatory extends from the rear of the property, patio doors opening onto the rear terrace perfect for enjoying the garden throughout the seasons. The kitchen is well-appointed with a range of wall and base units, black granite-effect work surfaces and space for modern appliances including a cooker, dishwasher, fridge and freezer. It connects seamlessly to the dining area via a breakfast bar

and also leads to a practical utility room, which provides additional worktop space, room for laundry appliances, and access to the side patio. The cloakroom is fitted with a low-level WC, while the separate shower room includes a shower cubicle, wash basin, WC. The master bedroom enjoys dual aspect windows to the front and side, along with its own dressing area and en-suite facilities comprising a walk-in shower, wash basin, and WC. There are three further bedrooms, each offering comfortable accommodation. The fourth bedroom benefits from windows to both the front and rear, making it a versatile room that could also serve as a study or hobby space if desired.

To the front, the property features a spacious shingled area complemented by a raised rockery bed. To the side, a brick-patterned driveway offers generous off-road parking for several vehicles and provides access to the rear garden, which boasts a paved patio, perfect for year-round outdoor dining, alongside a shingled garden with paved stepping stones leading to a substantial timber workshop/shed and a greenhouse. The garden also includes various mature raised shrub beds and is fully enclosed with fencing, offering both privacy and charm.









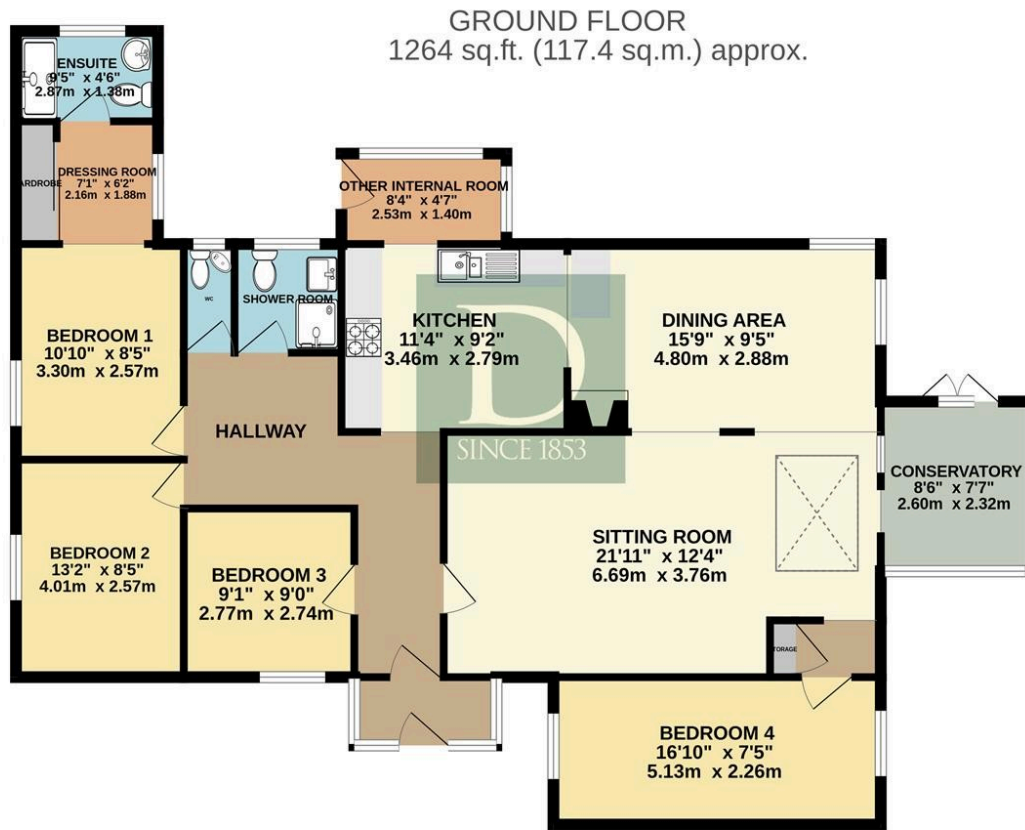








## FLOOR PLAN



TOTAL FLOOR AREA : 1264 sq.ft. (117.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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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## LOCATION

Diss offers excellent amenities including schools, health facilities, sports facilities, regular bus service and main line railway station to London (Liverpool Street). Norwich, Ipswich and Bury St Edmunds are all about 22 miles.

## SERVICES

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

## LOCAL AUTHORITY

South Norfolk District Council  
Council Tax Band D

## ENERGY PERFORMANCE

D Rating

## AGENT'S NOTE

Please note the property is steel framed construction. Any interested party should make their own enquiries to their mortgage company.

## 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 us if you would like to discuss.

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

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## CONTACT US

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