

12 FIELD HOUSE GARDENS

DISS, IP22 4PH





A spacious detached three-bedroom bungalow, ideally positioned on a desirable corner plot approximately half a mile from the centre of Diss.

The accommodation is well presented throughout and offers a bright, flowing layout. Upon entering, you are welcomed into a generous dual-aspect sitting room, flooded with natural light and providing an inviting space for relaxation. The sitting room opens into the dining area and modern fitted kitchen, which features a range of storage units, including a useful pantry cupboard. A door from the kitchen provides direct access to the rear garden.

The property offers three well-proportioned bedrooms, two of which benefit from extensive built-in storage. Completing the accommodation is a practical wet room and a useful airing cupboard.

The property enjoys a front garden that has been thoughtfully landscaped, featuring a lawn interspersed with a variety of mature trees and shrubs. The south-facing rear garden provides an excellent outdoor space for enjoying the sun and includes access to the garage as well as a gate leading directly to the driveway. Further benefits include a single garage and a

driveway providing off-road parking for two to three vehicles.

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.

12 Field House Gardens is ideally situated for the railway station, which is approximately a 10 minute walk away.

SERVICES

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

LOCAL AUTHORITY

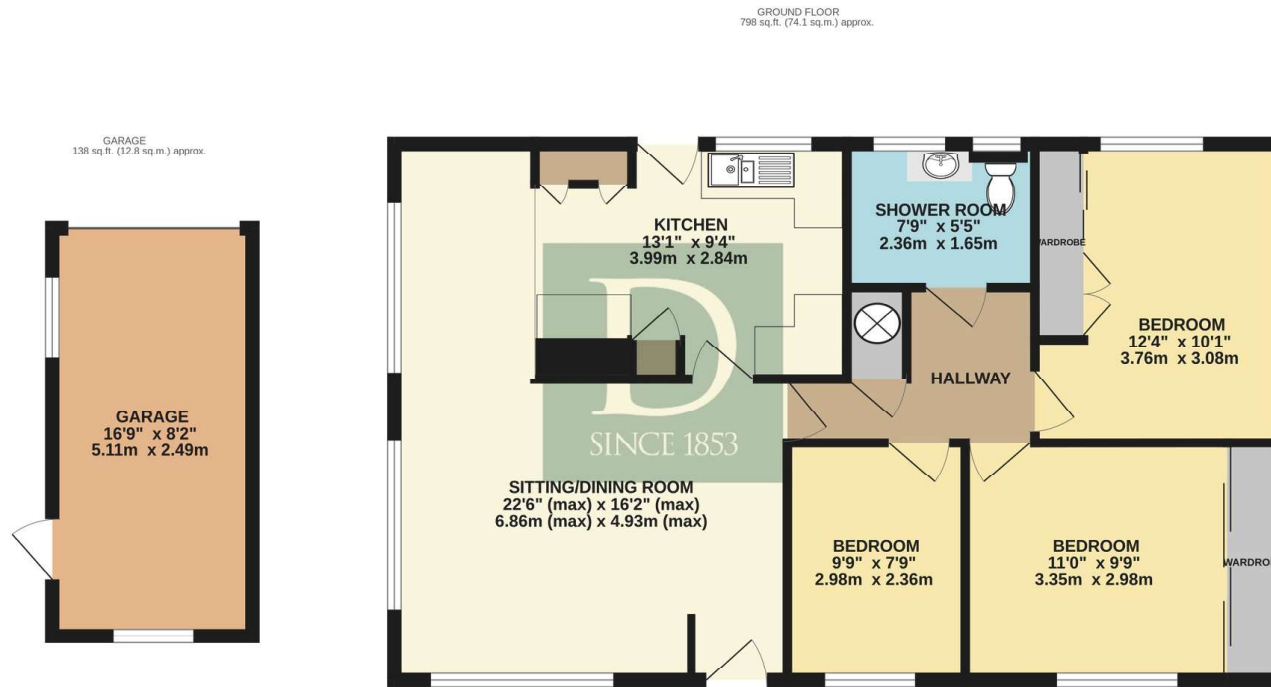
South Norfolk District Council - Council Tax Band C





CONVENIENT
LOCATION

FLOOR PLAN



TOTAL FLOOR AREA : 936 sq.ft. (87.0 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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LOCAL AUTHORITY

South Norfolk District Council -

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ENERGY PERFORMANCE -

D

AGENT'S NOTE

We have been advised by our client that the property is steel frame construction with external brickwork.



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.

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