



Field House Gardens, Diss IP22 4PH

welcome to

Field House Gardens, Diss

This two bedroom detached bungalow, originally built as a three-bedroom property, is situated in a cul de sac location within the town of Diss. Short walking distance to the town centre which offers plenty of public transport and large supermarkets.

Entrance Hall

Carpet flooring throughout, radiator, airing cupboard.

Lounge

Carpet flooring, windows to rear and side aspect, 3x radiators.

Sun Room

triple aspect windows allowing plenty of natural light coming through, radiator, hard flooring throughout, door to rear aspect allowing access to rear garden.

Kitchen

Wall and base units, radiator, hard flooring throughout, standard size space for white goods, built in sink, tiled splash back, plenty of storage cupboards, window to front aspect, door to side aspect, electric hob, cupboard with boiler.

Bedroom 1

Really spacious with a window to rear aspect, carpet flooring throughout and radiator.

Bedroom 2

Carpet flooring, radiator, window to front aspect.

Family Bathroom

Hard flooring, hand wash basin, W/C, bath, shower over the bath, window to front aspect.

Rear Garden

Large rear garden, fenced for the boundary, turfed with a large patio area and shingled area, colourful rose bushes and a newly planted area with a variety of young plants. Access to the garage.

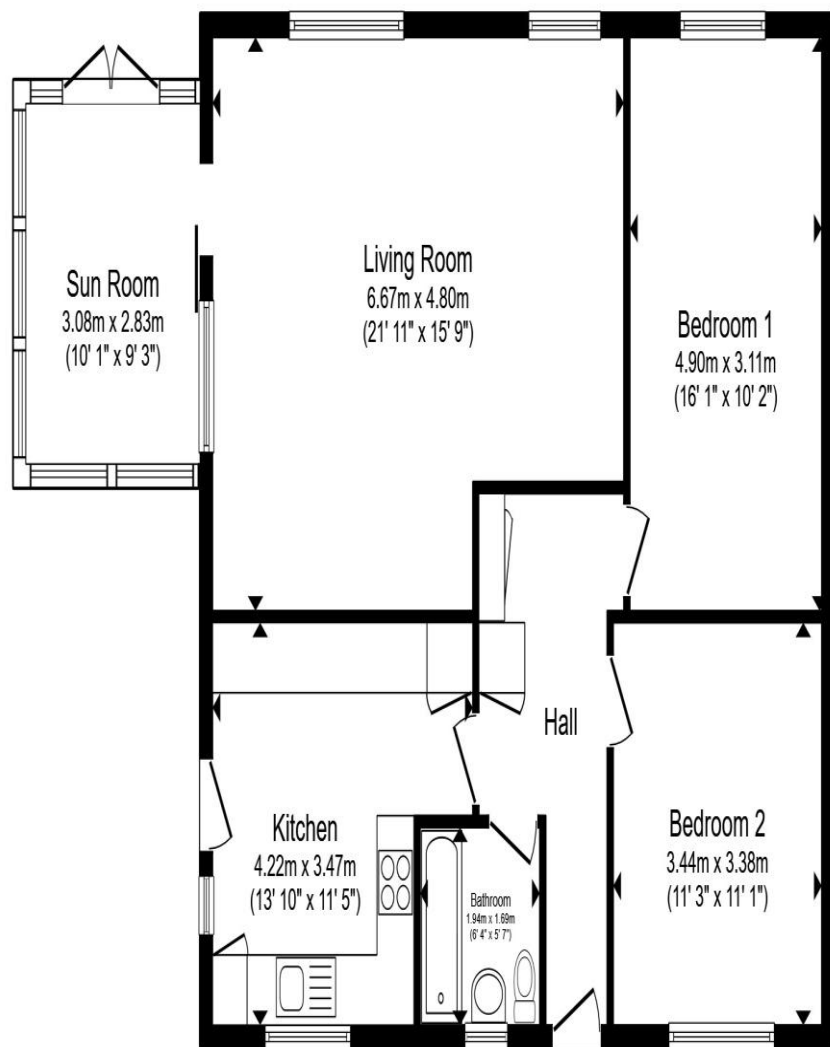
Parking / Garage

Parking - Off road parking for 3-4 cars to the front of the property.

Garage - Concrete floor, electric up and over door.

Agent Notes

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 92.7 m² (998 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Field House Gardens,
Diss

- Detached Bungalow
- 2 Brilliantly Sized Bedrooms
- Spacious Rear Garden
- Off Road Parking & Single Garage
- Gas Central Heating

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers in excess of
£375,000



view this property online williamhbrown.co.uk/Property/DSS111821



Property Ref:
DSS111821 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01379 644719



Diss@williamhbrown.co.uk



1 Navire House Mere Street, DISS, Norfolk,
IP22 4AG



williamhbrown.co.uk