



M  
M

*Louie's Lane, Diss*

M  
M

MUSKER  
M<sup>C</sup>INTYRE  
ESTATE AGENTS

Diss Railway Station - 1 mile  
Norwich - 22 miles  
Bury St Edmunds - 22.3 miles

**Tucked away down a select drive with only two other properties is this three/four bedroom detached bungalow which is situated only a short walk from the town centre.**

**Guide Price £360,000**

**Accommodation comprises briefly:**

- Entrance Hallway
- Sitting Room
- Breakfast Room
- Conservatory
- Kitchen
- Three Double Bedrooms
- Fourth Bedroom/Home Study
- Bathroom & Separate Cloakroom
- Garage
- Gardens
- Ample Parking



**The Property**

The bungalow is a classic red brick contemporary home built in 1988 by a local builder and property developer. Having recently been re-furbished to a high standard, the property is presented in immaculate condition, with a new boiler, replacement windows, new bathroom and a refitted kitchen.

As you enter through the front porch of this delightful detached bungalow, you find yourself in the reception hall. To the left is the spacious sitting room, which is also a fantastically practical space where the family can spend time together. The room has a large bay window to southerly front aspect and a gas effect feature fireplace. Double doors enter into the breakfast room, which is adjacent to the kitchen. Refitted in 2009, the kitchen comprises a modern selection of wall and base units with built in Neff appliances. These appliances include a dishwasher, oven, halogen hob and a combi-microwave oven, with warming drawer below. The rear conservatory extends along the back of the bungalow with a delightful sitting area and further unit space with utility appliance recesses below. From here there is direct access into the garage.

The bedrooms are light, well-proportioned and enjoy views over the surrounding mature garden, which are a feature of the property, with the additional benefit of built in wardrobes. The fourth bedroom/home study leads off the breakfast room and was previously one bay of the double garage. There is a well-fitted bathroom with both bath and shower, which was refitted in 2009. A separate cloakroom completes the accommodation.



### **Fixtures and Fittings**

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

### **Services**

Gas fired heating. All mains connected

### **Local Authority**

South Norfolk Council

Tax Band: E

Energy Rating: TBC

Postcode: IP22 4LR

### **Agents Note**

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

### **Tenure**

Vacant possession of the freehold will be given upon completion.

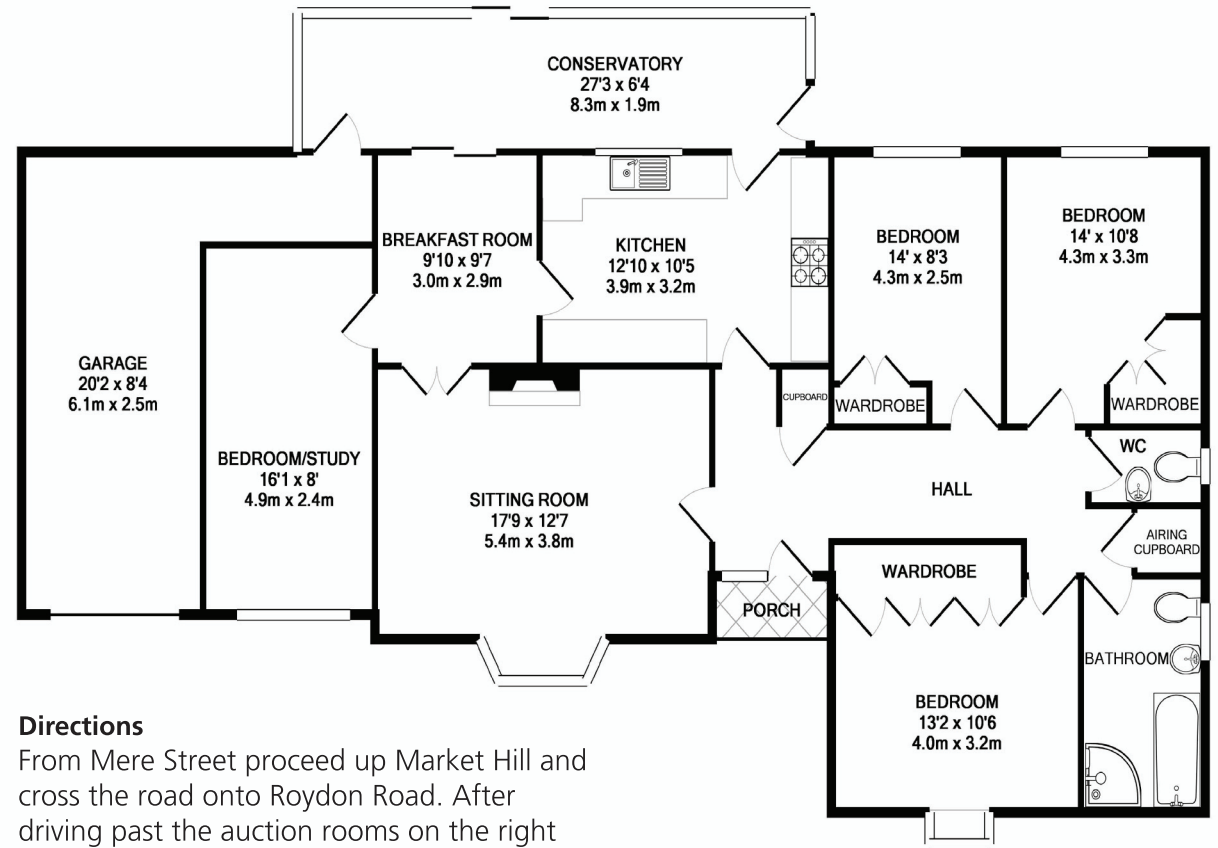
### **Outside**

Approached via a shared sweeping driveway (shared with two other properties), the bungalow sits squarely in this well proportioned plot with front and rear gardens. Initially the property's own drive leads to the garage with power and lighting. There is ample parking on the driveway, with a pathway proceeding up to the front door. The gardens at the front of the property are largely laid to lawn with mature shrubs and trees. There are various paved seating areas around the garden together with attractive well tended lawns and a large variety of shrubs and plants. The rear garden can be gated accessed by either side of the bungalow.

### **Location**

The property is situated in a lovely position, down a private drive shared with only two other properties. The select close is situated just off Louie's Lane, which is a delightful residential location and just a few minutes walk from the main town and popular auction rooms. The town has a wide range of facilities and amenities including bakers, butchers, banks, doctors, schools, grocers and other independent and national chains. There are excellent road systems running north / south and east / west and in the town there is a railway station providing regular fast services to London Liverpool Street (circa 90 minutes).





**Directions**

From Mere Street proceed up Market Hill and cross the road onto Roydon Road. After driving past the auction rooms on the right hand side, take the next right into Louie's Lane. Proceed up Louie's Lane, turning right into a gravelled driveway where the property will be found on the left hand side.

TOTAL APPROX. FLOOR AREA 1701 SQ.FT. (158.0 SQ.M.)  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2016

To arrange a viewing, please call 01379 644822

Offices Throughout Norfolk and Suffolk  
 Harleston Tel: 01379 882535  
 Norwich Tel: 01379 859343  
 Beccles Tel: 01502 710180  
 Loddon Tel: 01508 521110  
 Bungay Tel: 01986 888160  
 Halesworth Tel: 01986 888205  
 Saxmundham Tel: 01728 888117  
 Bury St Edmunds Tel: 01284 848454

[www.muskermcintyre.co.uk](http://www.muskermcintyre.co.uk)



Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB: 1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

DISS OFFICE  
 46-47 Mere Street  
 Diss  
 Norfolk  
 IP22 4AG  
 Tel: 01379 644822  
[diss@muskermcintyre.co.uk](mailto:diss@muskermcintyre.co.uk)