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Contact Details

Strictly by appointment
Viewing Arrangements

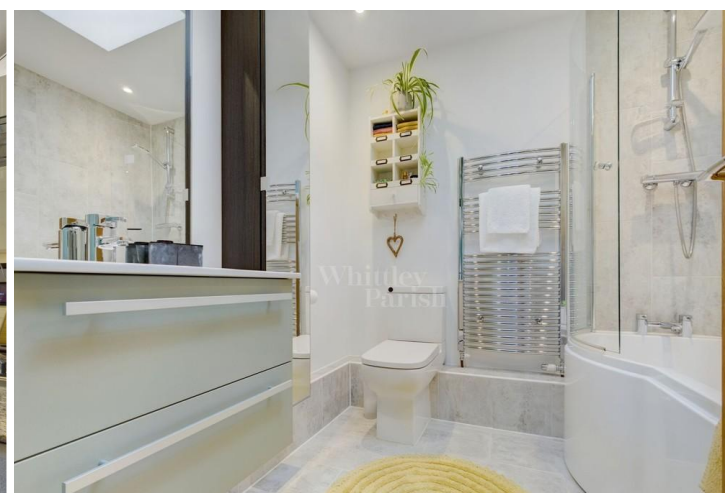


Diss Road, Burston, Diss, IP22 5TP

Guide Price £375,000 - £400,000

Presented in an immaculate decorative order, this individually built and situated three bedroom detached bungalow occupies a pleasing and tranquil position within this sought-after village, lying just 3 miles to the north of Diss.

- Individually built & situated
- Landscaped gardens
- 2 Reception rooms
- Freehold
- Immaculately presented throughout
- En-suite facilities
- Council Tax Band C
- Energy Efficiency Rating C.



Property Description

Situation

Enjoying a pleasing individual position within the heart of this attractive village, the property is set back off the road enjoying a tranquil outlook over characterful properties. Over the years Burston has proved to have been a popular location offering a lovely assortment of many period and modern properties whilst retaining a strong and active local community helped by having good amenities with schooling, public house, fine church, village hall and playing fields. The historic market town of Diss is within easy reach lying three miles to the south and within the beautiful countryside surrounding the Waveney Valley. The town offers an extensive and diverse range of many day to day amenities and facilities along with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

The property was individually built in the 1960s and of traditional brick and block cavity wall construction under a pitched clay tiled roof, with the benefit of replacement sealed unit upvc double glazed windows and doors, cavity wall insulation and heated by a modern gas fired combination boiler (LPG gas) via radiators. In recent times the property has been the subject of a significant refurbishment program having been significantly upgraded and enhanced and still presented in a most excellent decorative order throughout. In essence the accommodation is in the regions of 1000 sq ft with well proportioned rooms all flooded by plenty of natural light.

Externally

The property is setback from the road approached via a shingle driveway giving good off-road parking for a number of vehicles. Enclosed by established hedging giving a good deal of privacy. With side access to either aspect of the property the main gardens are found having been landscaped and now well stocked and established, with paved patio area and raised decking abutting the rear of the property creating an excellent space for alfresco dining. To the eastern aspect of the property are raised borders creating an extra space for a vegetable patch leading up to large timber shed included within the sale. Opposite is an area of lawn flanked by established borders, raised decking area, timber timber shed and greenhouse.

The rooms are as follows

ENTRANCE HALL: Access via composite door to front, pleasing and spacious first impression with oak internal doors giving access to reception room one, kitchen, three bedrooms and bathroom. Access to loft space above with drop-down ladder (re-insulated loft space).

RECEPTION ROOM ONE: With window to front aspect enjoying a pleasing leafy green outlook. Light, bright and airy room due to a southerly aspect. Particular focal point being a cast-iron stove set upon a slate hearth. LVT flooring.

RECEPTION ROOM TWO: Found to the rear of the property and enjoying from being a triple aspect room with French upvc double glazed doors giving access onto the rear gardens. Arch connecting through to kitchen...

KITCHEN/BREAKFAST ROOM: With window to the side aspect offering an extensive range of wall and floor unit cupboard space with integrated appliances, Bosch four ring gas hob with extractor above and oven below, fitted freezer, space for white goods and inset sink with drainer and mixer tap. Fitted water softener below.

BEDROOM ONE: Double aspect room serving well as a principal bedroom with bay window to the front and having the luxury of en-suite facilities...

EN-SUITE: With frosted window to rear being a modern three-piece suite in white with P shaped bath and double headed shower over, wash hand basin vanity unit, low-level wc, heated towel rail and tiled flooring.

BEDROOM TWO: Windows to the front aspect. A generous size room currently used as the principal bedroom (as seen in photographs).

BEDROOM THREE: Window to the rear aspect. A single bed size room, views onto the rear gardens and built-in storage cupboard to side.

BATHROOM: With P shaped bath and separate shower over, wash hand basin over vanity unit, low-level wc, heated towel rail and tiled flooring.

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