



Common Road, Bressingham, Diss, IP22 2AX

Guide Price £375,000 - £400,000

A three bedroom detached bungalow with bundles of kerb appeal in the popular village of Bressingham. The property is set within an attractive plot which provides plenty of off road parking and a private and picturesque rear garden.

- Kerb Appeal
- Ample Off Road Parking
- Air Conditioned Conservatory
- Freehold
- Non Estate Position
- Oil Fired Central Heating
- Council Tax Band D
- Energy Efficiency Rating D



Property Description

Situation

Positioned within a quiet country road, this property is found within the centre of this well regarded and sought after village. Bressingham lies just three miles to the west of Diss and has a beautiful assortment of many period and modern properties surrounded by the open rural countryside. The historic and thriving market town of Diss is found close to the Waveney valley on the south Norfolk borders and offers an extensive and diverse range of many day to day amenities and facilities with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

When pulling up to this three bedroom detached bungalow you will instantly notice the bundles of kerb appeal it possesses, the striking look instantly grabs your attention and will leave you intrigued as to what's on the inside. Upon entering the property you are greeted by a spacious hallway which provides a welcoming feel and acts as a focal point providing access to all rooms. The lounge diner is separated by an archway but is a wonderful open plan space with light entering from both ends of the room, this creates a bright and airy space to relax and enjoy your down time. To the rear of the property you will find an air conditioned conservatory which has views over the well established garden, this provides a perfect environment to enjoy the outside from within.

Externally

The bungalow sits within a private position with fences enclosing it to the front, the rear garden is also enclosed by a range of mature shrub, tree and plant borders providing a pretty outlook and privacy. There is pedestrian access from both sides of the property with one side being large enough to gain access for motorbike storage or even a trailer. There is also two summer houses with one being larger than the other, the largest one would make an excellent workshop or work from home space, both of them have power and light. To the front of the property you have a driveway which provides off road parking for numerous vehicles.

The rooms are as follows:

ENTRANCE HALL: A spacious hallway providing an impressive first impression, giving access to lounge, three bedrooms and bathroom, storage cupboard to side. Vinyl flooring.

LOUNGE: 16' 2" x 10' 5" (4.94m x 3.18m) Window to front aspect, electric feature fireplace (previously an open fire which could be converted back if required), giving access to dining area.

DINING AREA: 10' 6" x 7' 11" (3.21m x 2.43m) French doors giving access to the conservatory and door leading to the kitchen. Vinyl flooring.

KITCHEN: 14' 7" x 7' 4" (4.46m x 2.25m) With window to rear, the kitchen offers wall and floor units, roll top work surfaces, inset sink with drainer, dishwasher, under counter fridge, integral electric oven, five ring gas hob (fuelled by calor gas). Double glazed door leading to the conservatory and fire safe door providing access to double garage.

CONSERVATORY: 15' 8" x 9' 5" (4.80m x 2.88m) Aspect to front and side, double glazed French doors providing views and access on to the rear gardens. Wall mounted air conditioning unit, two hot and cold fans.

BEDROOM ONE: 10' 0" x 12' 0" (3.05m x 3.67m) With window to front and having the luxury of en-suite facilities.

EN-SUITE: 8' 9" x 2' 8" (2.68m x 0.82m) With frosted window to side comprising large shower cubicle, low level wc, hand wash basin over vanity unit, storage cupboard. Tiled walls. Vinyl flooring.

BEDROOM TWO: 11' 3" x 8' 7" (3.44m x 2.64m) With window to rear, built-in wardrobe, storage units above bed.

BEDROOM THREE: 7' 11" x 7' 11" (2.43m x 2.42m) With window to rear, currently used as an office.

BATHROOM: 8' 7" x 4' 7" extending to 6' 11" (2.62m x 1.40m extending to 2.12m) With frosted window to side, panelled bath with shower over, low level wc, hand wash basin over vanity unit. Tiled walls and vinyl flooring.

GARAGE: 17' 1" x 14' 7" (5.22m x 4.45m) The garage is currently split to half garage, part utility and part salon. Water softener in utility. Garage has up and over electric door to front, power/light connected and eaves storage.

VIEWINGS: Strictly by appointment with Whittleby Parish Estate Agents, please contact a member of the sales team at our Diss office on 01379 640808.

OUR REF: 8106



Viewing Arrangements

Strictly by appointment

Contact Details

4-6 Market Hill

Diss

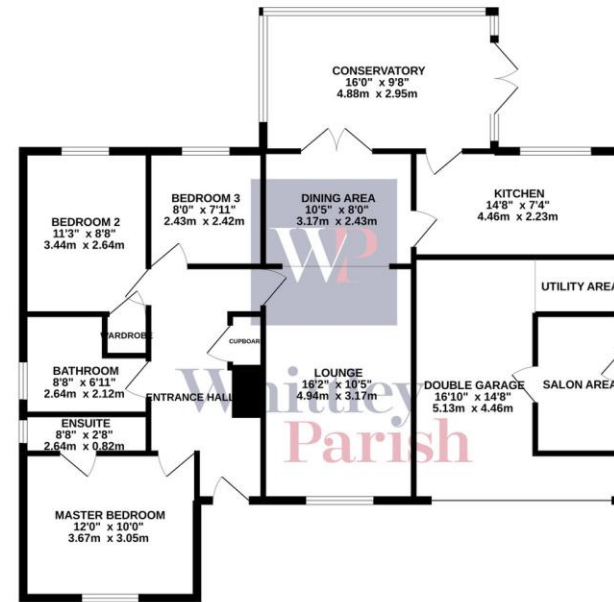
IP22 4JZ

sales@whittleyparish.com

01379 640808

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

GROUND FLOOR
1236 sq.ft. (114.9 sq.m.) approx.



TOTAL FLOOR AREA: 1236 sq.ft. (114.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to be made regarding their condition or operation.
Made with Metropix ©2022

