



## Orchard Grove, Diss, IP22 4LX

**Guide Price £300,000 - £330,000**

Being sold with no onward chain, this spacious three bedroom detached bungalow occupies a sought after position, lying within walking distance to the town centre and open rural countryside.

- No onward chain
- Walking distance to town centre
- Wet room & utility
- Freehold
- Garage
- 3 double bedrooms
- Council Tax Band C
- Energy Efficiency Rating D.





## Property Description

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### Situation

Superbly positioned upon a small, quiet and attractive close the property is located to the west of the town centre and within walking distance to the high street and mere. Over the years Orchard Grove has proved to have been a popular and sought after location where seldom do properties become available. The historic market town of Diss is found on the south Norfolk borders within the beautiful countryside surrounding the Waveney Valley, the town offers an extensive and diverse range of amenities and facilities alongside having the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

### Description

The property comprises a three bedroom detached bungalow having been built in the 1960s by Messrs Shaw of brick, block and steel frame construction with pebble dash rendered elevations under a pitched interlocking tiled roof, replacement sealed unit upvc double glazed windows and doors and heated by a modern gas fired combination boiler via radiators. Additionally the property is connected to mains drainage. Internally there is a pleasing layout with versatile living space in the region of 1,000 sq ft.

### Externally

The bungalow is approached via a brick weave driveway giving generous off-road parking for a number of vehicles. To either aspect of the property there is side access to the rear gardens, which are predominantly laid to lawn enclosed by panel fencing and with established and well stocked borders. Abutting the rear of the property is a brick and paved patio area leading up to a well proportioned timber workshop.

The rooms are as follows:

**ENTRANCE HALL:** Access via a composite double glazed door to front, replaced internal doors giving access to the bedrooms, reception room, kitchen and bathroom. Built-in storage cupboard to side. Access to loft space above.

**RECEPTION ROOM:** 11' 3" x 16' 5" (3.43m x 5.01m) A bright and spacious double aspect room found to the front of the property being flooded by plenty of natural light due to a large picture window to a southerly aspect. Focal point of the room being a feature fireplace with freestanding electric fire.

**KITCHEN:** 8' 7" x 10' 8" (2.62m x 3.25m) Positioned at the rear of the property and giving access to the utility, the kitchen offers a good range of wall and floor units, marble effect roll top work surfaces and space for appliances. Built-in storage cupboard to side.

**UTILITY:** 4' 9" x 5' 11" (1.45m x 1.81m) With upvc double glazed door giving external access onto the rear gardens, roll top work surface to side with space for white goods below.

**BEDROOM ONE:** 11' 7" x 13' 10" (3.53m x 4.22m) Found to the front of the property being a generous size principal bedroom, however lends itself for a number of different uses such as a second reception room if required.

**BEDROOM TWO:** 10' 10" x 9' 10" (3.31m x 3.01m) A well proportioned second bedroom, built-in storage cupboard with mirror fronted sliding doors. Window to side.

**BEDROOM THREE:** 8' 4" x 9' 11" (2.54m x 3.02m) Although the smaller of the three bedrooms still a double bedroom. Window to side aspect.

**BATHROOM:** Now converted to a wet room, fully tiled with electric shower, wc, hand wash basin and heated towel rail.

**SERVICES:**

Drainage - mains

Heating - gas

EPC rating - D

Council Tax Band - C

Tenure - freehold

**OUR REF:** 8318



## Viewing Arrangements

Strictly by appointment

## Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.

