



Lord Road, Diss, Norfolk IP22 4HD

*** PRESENTED IN AN EXCELLENT CONDITION THIS BRIGHT AND SPACIOUS TWO BEDROOM BUNGALOW BOASTS GENEROUS SIZE GARDENS FROM HAVING A LARGE CORNER PLOT POSITION ENJOYING A WESTERLY ASPECT * WITHIN EASY WALKING DISTANCE OF THE TOWN CENTRE AND RAILWAY STATION ***

£160,000



The property is excellently located to the east of the town centre yet remaining within easy walking distance of the high street and railway station. The historic market town of Diss has an excellent and extensive range of day to day amenities and facilities including a mainline railway station with regular services connecting to London, Liverpool Street and Norwich. Diss is found on the South Norfolk border close to the beautiful countryside surrounding the Waveney Valley. Norwich is located 25 miles to the north and Ipswich respectively 26 miles to the south, both along the A140.

This property was originally built in the early 1980's by a national firm of builders from traditional brick and block cavity wall construction under an inter-locking tiled roof and has been extremely well maintained over the years. The agent was pleased to have the opportunity of selling the property to the current vendors some seven or so years ago and has been able to see the vast improvements made over the years by the current vendors. The property comprises a spacious two bedroom semi-detached bungalow with a large L shaped plot with off-road parking. Heated by gas fired central heating via radiators and fully upvc double glazed windows and doors with the benefit of cavity wall insulation.

Internally the bungalow is in an excellent condition having been much enhanced and improved. The accommodation comprises a large, bright and airy reception room with French upvc double glazed doors opening onto a raised decking area and gardens to the side having a westerly aspect. The separate kitchen is modern and stylish with a good provision of storage cupboard space, with further space for a small breakfast table and having the benefit of direct access to the rear gardens also. The two bedrooms are good size double bedrooms with built-in storage cupboards and the bathroom is a modern suite in white.

Externally the property enjoys a prominent corner plot position with large L-shaped gardens. To the front there is a good area of space with the gardens predominately laid to lawn with a concrete pathway leading up to the front of the property itself. A side gate gives access to the main gardens which lie to the rear and enjoy a westerly aspect taking in all of the afternoon sun. A large patio and raised decking area are a particular feature of the gardens being enclosed by close boarded fencing having a good deal of privacy within. To the rear boundaries and behind the panelled fence lies the off-road car parking space with enough space for at least two cars.

The accommodation in brief comprises:

* ENTRANCE HALL * RECEPTION ROOM * TWO BEDROOMS * KITCHEN * BATHROOM *

The rooms are as follows:

ENTRANCE HALL: (1.40m x 1.07m) (4' 7" x 3' 6") Secondary door opening into the main reception room area, giving a good space for coats and shoes.

RECEPTION ROOM: (4.34m x 3.53m) (14' 3" x 11' 7") A large bright and spacious main reception room with the benefit of upvc double glazed French doors opening onto the rear/side gardens and raised decking area. The secondary door gives access to the rear lobby.

REAR LOBBY: Providing access to the two bedrooms, bathroom and kitchen. Built-in deep storage cupboard.

BEDROOM ONE: (2.76m x 3.49m) (9' 1" x 11' 5") Another light and bright room benefiting from being a good size double bedroom with large built-in storage cupboard with sliding doors.



BEDROOM TWO: (2.51m x 2.76m) (8' 3" x 9' 1") Located at the rear of the property and enjoying views over the rear gardens, again another good size bedroom with the benefit of a large built-in storage cupboard with sliding doors.

BATHROOM: (1.92m x 1.93m) (6' 4" x 6' 4") A modern and contemporary suite in white comprising of bath with electric shower above, low level wc and wash hand basin. Fully tiled walls and flooring.

KITCHEN: (2.28m x 3.74m) (7' 6" x 12' 3") Benefiting from being positioned at the rear of the property with window to the side and direct access via upvc double glazed door onto the rear gardens themselves. The kitchen provides an excellent range of storage cupboards with integrated appliances, including a stainless steel five ring gas hob. Double oven below. Further space to the side for a small breakfast table and fridge/freezer if required.

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

OUR REF: 6731

DIRECTIONS: From our Diss office proceed to the top of the hill turning left onto Denmark Street. Proceed to the end of Denmark Street and at the roundabout take your first exit left onto Park Road/A1066. Continue along this road heading straight over the next two roundabouts. On coming to your third roundabout on Victoria Road and with the Shell Petrol Station on your left take the first exit left onto Vincennes Road. Proceed along Vincennes Road taking your third available turning left onto Lord Road. Proceed along Lord Road for a short distance where the property will be found on the right hand side marked by the Estate Agents board.

Visit our website: www.whittleyparish.com

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We are pleased to be able to introduce you to Independent Financial Advice by introducing you to R & H Partnership. Brian Rumsey is available for appointments in our office or can come to your home. He will explain in easy steps the costs involved in buying and selling and can advise you on the most suitable mortgage and repayment method for your circumstances. **Call Brian on 01379 650818**

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PROPERTY MISDESCRIPTIONS ACT 1991

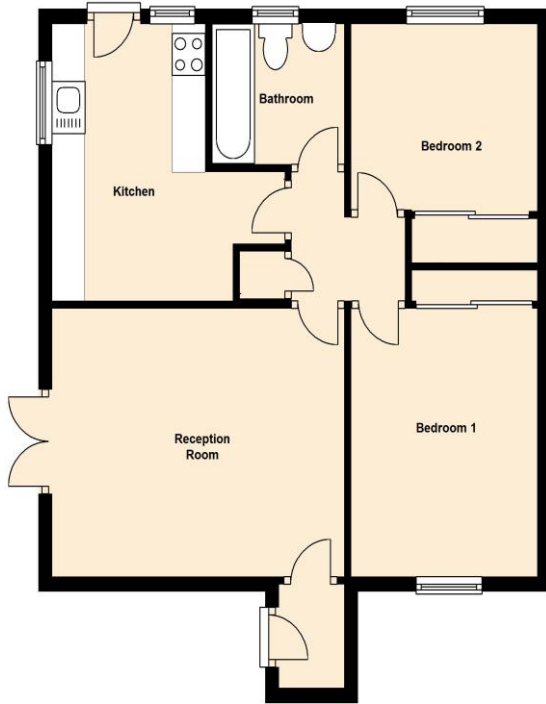
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Ground Floor

Approx. 53.3 sq. metres (573.6 sq. feet)



Total area: approx. 53.3 sq. metres (573.6 sq. feet)

Not to scale – for identification purposes only
Plan produced using The Mobile Agent

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

