



Croft Close, Diss, IP22 4NB

Guide Price £375,000 - £400,000

Occupying a sought after position within the town centre, this immaculately presented bungalow benefits from southerly facing rear gardens, garage and being sold with no onward chain.

- No onward chain
- Garage
- Walking distance to town centre
- Freehold
- Southerly facing rear gardens
- Sought after location
- Council Tax Band C
- Energy Efficiency Rating D



Property Description

Situation

Found to the west of the town centre, the property enjoys a lovely position upon a small no-through close consisting of similar and attractive individually built bungalows and houses set upon spacious plots. Croft Close, over the years, has proved to have been a much sought after and desirable residential close for many home owners, where seldom does one see properties becoming available. The historic and thriving market town of Diss is found on the south Norfolk borders within the beautiful countryside along the Waveney Valley, the town offers an extensive and diverse range of many day to day amenities and facilities alongside the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

Having been built in the 1960s the property is of traditional brick and block cavity wall construction under a pitched interlocking tiled roof, replacement sealed unit upvc double glazed windows and doors, whilst being heated by a gas fired boiler via radiators (with the boiler only having been installed in March 2023 with the residue of the 5 year guarantee). The accommodation is well laid out with generously proportioned rooms all flooded by plenty of natural light. Over the years the bungalow has been well maintained and cared for giving comfortable living whilst have a good deal of versatile living space.

Externally

The property is set back from the road approached via a hardstanding driveway giving good off-road parking for a couple of cars, additionally there is a large area of lawn adjacent to the drive which could be adopted for further off-road parking if required, enclosed by dwarf walling. Attached to the side of the property is a single garage with up and over door to front, power/light connected and personnel door giving access to the utility. The main gardens lie to the rear enjoying a southerly aspect having complete privacy/seclusion within and enclosed by concrete posts and panel fencing. A leafy green outlook being a rare find for a central position within the town centre. A large raised patio area abuts the rear of the property creating an excellent space for alfresco dining. To the western aspect is a side gate giving access to the front of the property.

The rooms are as follows:

ENTRANCE HALL: Access via upvc double glazed frosted door to front being a pleasing and spacious first impression with LVT flooring flowing through and pine internal doors giving access to the principal rooms. Built-in airing cupboard to side housing the hot water cylinder. Access to loft space above.

RECEPTION ROOM: 16' 6" x 12' 8" (5.03m x 3.86m) Flooded by plenty of natural light due to a large picture window, oak engineered flooring. Feature fireplace to side with inset gas fire and wood mantle surround.

KITCHEN/DINER: 20' 3" x 10' 0" (6.17m x 3.05m) A well proportioned room enjoying from being positioned to the rear of the property having views and access onto the

gardens. Offering an extensive range of wall and floor units, roll top work surfaces, four ring electric hob with extractor above, fitted double oven and space for white goods.

BEDROOM ONE: 11' 8" x 12' 1" (3.56m x 3.68m) A generous principal bedroom found to the front of the property with built-in storage cupboard to side.

BEDROOM TWO: 10' 7" x 11' 5" (3.23m x 3.48m) A good size second bedroom with window overlooking the rear gardens.

BATHROOM: 6' 1" x 7' 9" (1.85m x 2.36m) With frosted window to rear aspect comprising a remodelled suite with corner tiled shower cubicle (electric shower), low level wc and hand wash basin. Heated towel rail. Tiled flooring.

UTILITY: 8' 1" x 6' 0" (2.46m x 1.83m) Externally accessed, fully tiled, built-in storage cupboard to side and access through to the garage. Space and plumbing for white goods.

SERVICES:

Drainage - mains

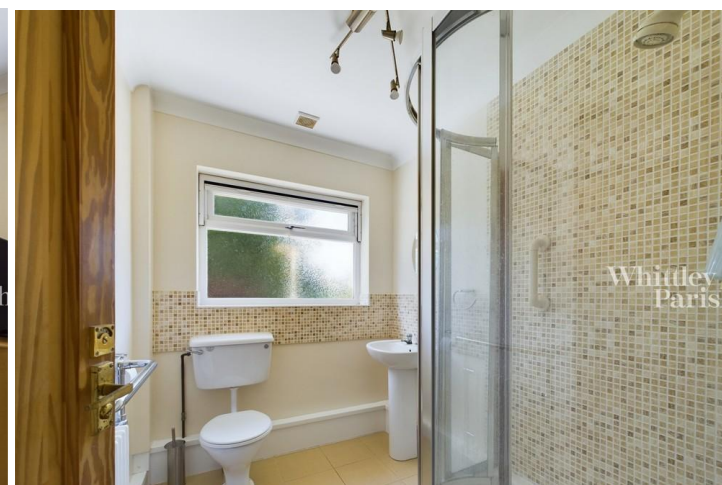
Heating - gas

EPC Rating - TBC

Council Tax Band - C

Tenure - freehold

OUR REF: 8334



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.

