



## Common Road, Bressingham, Diss, IP22 2AX

**Guide Price £290,000 - £310,000**

Situated close to the rural countryside, this three bedroom detached bungalow benefits from a single garage, conservatory and south westerly facing gardens.

- Large single garage
- Conservatory
- South westerly facing gardens
- 3 double bedrooms
- Close to rural countryside
- Council Tax Band D
- Freehold
- Energy Efficiency Rating D.





## Property Description

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### 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

The property comprises a three bedroom detached bungalow built of steel frame construction under a pitched interlocking tiled roof with the benefit of upvc double glazed windows and doors, whilst being heated by an oil fired central heating boiler via radiators. Offering light and spacious accommodation throughout giving versatile living of over 900 sq ft.

### Externally

The property is set back from the road being approached via a large shingle driveway giving off-road parking for multiple vehicles leading to the single garage. The main gardens lie to the rear of the property enjoying a south westerly aspect being predominantly laid to lawn with decking area to side and large patio creating excellent space for alfresco dining, two garden sheds and vegetable patch, whilst all being enclosed by panel fencing and conifer hedging.

The rooms are as follows:

**ENTRANCE HALL:** 4' 9" x 3' 1" (1.47m x 0.95m) A good space for shoes and coats giving access to reception room one.

**RECEPTION ROOM ONE:** 18' 8" x 15' 10" (5.70m x 4.84m) With window to front being a bright and spacious room having wood burner to side, access to kitchen, inner hall and conservatory.

**KITCHEN:** 13' 11" x 10' 7" (4.25m x 3.23m) With window to side, the kitchen offers a good range of wall and floor units, work surfaces, four ring hob with extractor above, electric oven, one and a half bowl sink with drainer and mixer tap, built-in dishwasher, space for fridge freezer, breakfast bar. Airing cupboard and storage cupboard to side. Open archway to reception room two.

**RECEPTION ROOM TWO:** 6' 6" x 7' 6" (2.00m x 2.29m) With window to rear being an excellent space for dining table and chairs, access to utility room and external door to rear gardens.

**UTILITY:** 6' 10" x 7' 5" (2.09m x 2.27m) Double aspect to side and rear with sink and space for washing machine and housing the boiler.

**INNER HALL:** Giving access to three bedrooms and bathroom.

**BEDROOM ONE:** 10' 7" x 11' 5" (3.23m x 3.48m) With window to front being large master bedroom having built-in cupboard to side.

**BEDROOM TWO:** 8' 1" x 13' 5" (2.47m x 4.11m) With window to front being a double bedroom.

**BEDROOM THREE:** 11' 8" x 7' 4" (3.57m x 2.26m) With window to rear being a double bedroom, however lending itself for potential office space if required.

**BATHROOM:** 11' 3" x 5' 2" (3.43m x 1.59m) With two windows to rear comprising panelled bath, large corner shower cubicle, low level wc and hand wash basin.

**CONSERVATORY:** 10' 10" x 9' 0" (3.32m x 2.75m) Found to the side of the property being a brick base upvc double glazed conservatory having views and access onto the gardens.

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

#### SERVICES

Drainage – Mains

Heating type – oil

EPC rating – D

Council Tax Band – D

Tenure - Freehold

**OUR REF:** 8155





# Viewing Arrangements

Strictly by appointment

## Contact Details

4-6 Market Hill

Diss

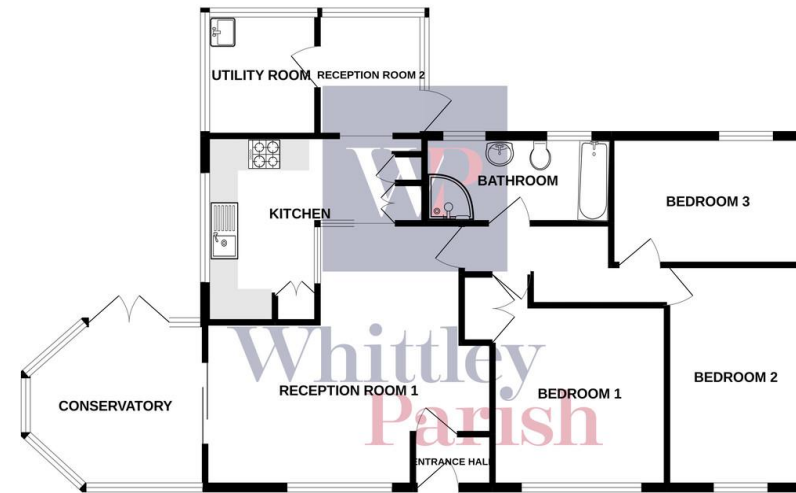
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their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

GROUND FLOOR  
984 sq. ft. (91.5 sq.m.) approx.



TOTAL FLOOR AREA: 984 sq. ft. (91.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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