



Orchard Grove, Diss, IP22 4LX

Guide Price £390,000 - £410,000

This spacious three/four double bedroom detached bungalow occupies a sought after cul-de-sac position, lying within walking distance to the town centre and open rural countryside.

- 3/4 double bedrooms
- En-suite to master bedroom
- Conservatory
- Freehold
- Walking distance to town centre
- Extensive off-road parking
- Council Tax Band D
- Energy Efficiency Rating D.



Property Description

Situation

Superbly positioned upon a small, quiet and attractive cul-de-sac 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/four double bedroom detached bungalow having been built in the 1960's by Messrs Shaw of brick, block and steel frame construction with pebble dash rendered elevations under a pitched interlocking tiled roof. Benefitting from replacement sealed 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 the property is finished to a high standard, it contains thick loft insulation, there is a pleasing open plan layout which offers versatile family living space.

Externally

The bungalow is approached via a large brick weave driveway giving very generous off-road parking for a number of vehicles. To either aspect of the property there is side gated access to the rear gardens which are landscaped and of low maintenance and fully enclosed by panel fencing with concrete posts and plinths. The garden to the front of the property is established with mature planting in raised borders. The rear wrap around garden has patio areas and well stocked borders. It contains one small shed, one summerhouse shed with internal power, a large 18ft x 8ft timber workshop on a concrete plinth with double access and internal power, a 10ft x 6ft greenhouse with internal power and heating. There are three outside taps, three external power points and two water butts.

The rooms are as follows:

ENTRANCE PORCH: The property is accessed by a UPVC double glazed porch with two windows and a double glazed door giving access to the entrance hall. Stone tiled floor.

ENTRANCE HALL: A spacious L shaped hallway giving access to the bedrooms, reception room/dining room, kitchen, shower room and cloakroom WC. Built-in cupboard with the combi boiler and storage space to side. Access to loft space above.

RECEPTION ROOM: 22' 0" x 12' 4" (6.71m x 3.76m) Entered by a glass panelled door, a large and bright open plan space, containing the living room and dining room. Lounge consists of the feature fireplace with inset electric fire upon a marble plinth. A large arch connects the dining space (measuring 15' 9" x 9' 5" (4.81m x 2.87m) with a double glazed skylight and two double glazed windows giving views over the rear garden and provides plenty of natural light.

CONSERVATORY: 7' 7" x 8' 6" (2.31m x 2.59m) Being a upvc double glazed conservatory extension upon a brick base having double patio doors leading onto the brick weave patio area.

KITCHEN: 11' 4" x 9' 2" (3.45m x 2.79m) Positioned to the side of

the property and giving access to the utility area via an archway the kitchen is open plan with a second archway to the dining area linked by a breakfast bar. The kitchen offers a good range of wall and floor units, black granite effect roll top work surfaces and space for a cooker with extractor above, dishwasher, fridge and separate freezer, inset sink and combi tap. Lino flooring and glass sliding door giving access to hallway.

UTILITY: 8' 3" x 4' 7" (2.51m x 1.41m) With a UPVC double glazed door giving external access onto the side patio. Black granite effect roll top work surface. Space for a washing machine and separate tumble dryer. Windows to side and rear aspect. Tiled walls.

CLOAKROOM/WC: 2' 8" x 5' 6" (0.81m x 1.68m) With frosted window to side comprising low level wc and hand wash basin. Heated towel rail. Lino flooring.

SHOWER ROOM: 5' 5" x 5' 6" (1.65m x 1.68m) Comprising shower cubicle, hand wash basin and low level wc. Heated towel rail. Frosted window to side aspect. Lino flooring.

MASTER BEDROOM: 10' 10" x 8' 5" (3.31m x 2.57m) With dual aspect to front and side, being a double bedroom benefitting from

en-suite facilities and dressing room.

EN-SUITE: 9' 5" x 4' 6" (2.87m x 1.37m) Comprising a large walk-in shower, hand wash basin, low level wc. Frosted window to side aspect. Lino flooring

BEDROOM TWO: 10' 11" x 13' 2" (3.33m x 4.01m) A large, spacious and light second double bedroom. Window to front aspect.

BEDROOM THREE: 9' 1" x 9' 0" (2.77m x 2.74m) A well proportioned third double bedroom with window to side aspect.

BEDROOM FOUR: 16' 10" x 7' 5" (5.13m x 2.26m) Dual aspect to front and rear, lending itself for a number of different uses if not required as a bedroom.

SERVICES:

Drainage - mains

Heating - gas

EPC Rating - D

Council Tax Band - D

Tenure - freehold

OUR REF: 8343



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 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.

