



Wordsworth Road, Diss, IP22 4QA
Guide Price £250,000 - £260,000



Situated within walking distance to the town centre and railway station, this three bedroom bungalow offers no onward chain and further benefits from single garage, conservatory and southerly facing rear gardens.

Wordsworth Road, Diss

Key Features

- **NO ONWARD CHAIN**
- Conservatory
- Southerly facing rear gardens
- Walking distance to town centre & railway station
- Single Garage
- Over 800 sq ft
- Council Tax Band B
- Freehold
- Energy Efficiency Rating C.

Situation

Located slightly to the east of the town centre, the property is found on a pleasant and quiet no-through road enjoying a larger than average sized plot. Wordsworth Road is within easy walking distance of not only the town centre but the mainline railway station (with regular services to London Liverpool Street and Norwich). The historic market town of Diss is situated on the south Norfolk borders within the beautiful countryside surrounding the Waveney Valley, the town offers an extensive and diverse range of many day to day amenities and facilities.

Description

The property comprises a three bedroom semi-detached bungalow built of traditional brick and block cavity wall construction under an interlocking tiled roof with the benefit of upvc double glazed windows and doors, whilst being heated by a gas fired central heating boiler via radiators. Offering light and spacious accommodation and giving versatile living of over 800 sq ft.

Externally

The property is set back from the road being approached via a hardstanding driveway to side giving off-road parking and leading to a single garage. The front gardens are of a very generous size being of low maintenance, with the main gardens found to the rear enjoying a southerly facing aspect with an area of lawn and a patio area either side creating excellent space for alfresco dining. A variety of plants and shrubs giving plenty of colour and charm during the summer months with greenhouse to side, all being enclosed by panel fencing. Pathway leading to the rear of the single garage.



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The rooms are as follows:

ENTRANCE PORCH: Giving access to entrance hall.

ENTRANCE HALL: 3' 6" x 21' 3" (1.09m x 6.48m) Giving access to reception room, kitchen, three bedrooms and bathroom. Airing cupboard and storage cupboard to side and loft space above.

RECEPTION ROOM: 11' 6" x 15' 10" (3.52m x 4.85m) With window aspect to front being a bright and spacious room having brick fireplace to side and serving hatch to kitchen.

KITCHEN: 10' 1" x 10' 5" (3.08m x 3.19m) With window to rear, the kitchen offers a good range of wall and floor units, work surfaces, four ring gas hob, electric oven, one and a half bowl stainless steel sink with drainer and mixer tap, space for white goods and plumbing for washing machine and dishwasher. Giving access to conservatory.

BEDROOM ONE: 10' 5" x 9' 2" (3.20m x 2.80m) With window to rear being a double bedroom having built-in wardrobes.

BEDROOM TWO: 10' 5" x 9' 5" (3.20m x 2.89m) With window aspect to front being a double bedroom with built-in wardrobes.

BEDROOM THREE: 10' 5" x 6' 1" (3.20m x 1.86m) With window to side previously used as a dining room, however, lending itself for potential office space.

BATHROOM: 6' 4" x 5' 1" (1.94m x 1.55m) With window to rear comprising walk-in seated bath with overhead shower, low level wc and hand wash basin. Tiled walls.

CONSERVATORY: 10' 9" x 7' 3" (3.30m x 2.23m) Found to the rear of the property being a upvc double glazed conservatory having views and access onto the rear gardens.

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

SERVICES

Drainage – Mains

Heating Type – Gas Central Heating

EPC Rating – C

Council Tax Band - B

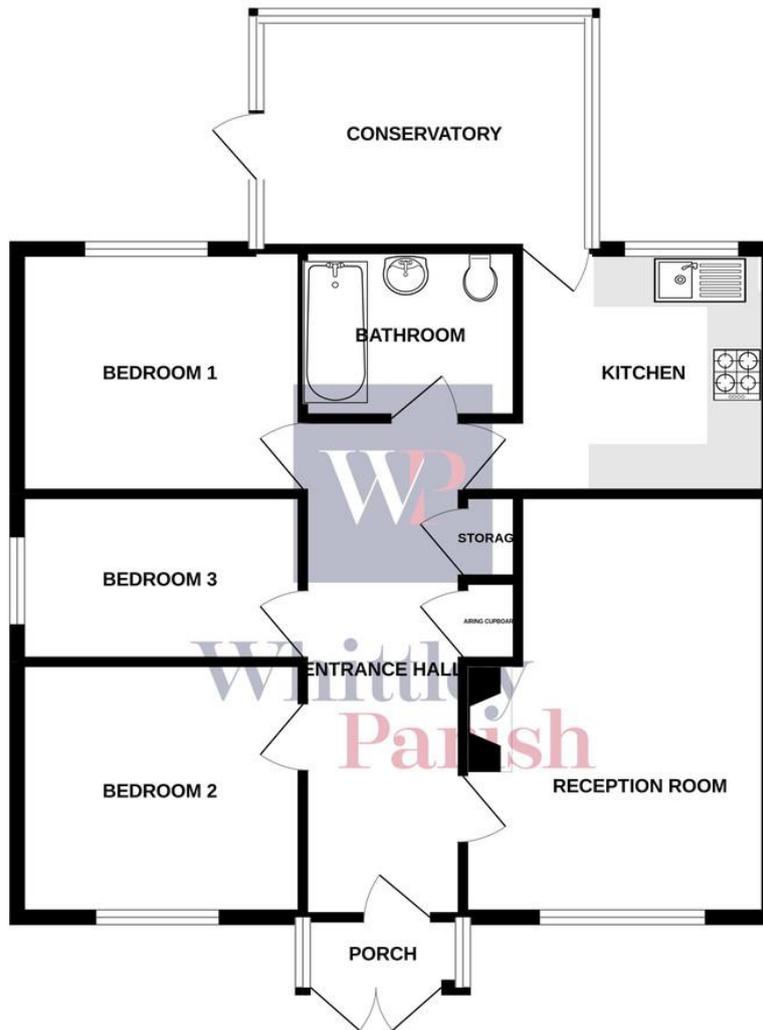
Tenure - Freehold

OUR REF: 8133



Wordsworth Road, Diss

GROUND FLOOR
838 sq.ft. (77.8 sq.m.) approx.



TOTAL FLOOR AREA : 838 sq.ft. (77.8 sq.m.) approx.

Whilst 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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