



## Walcot Rise, Diss, IP22 4PD

**Guide Price £250,000**

Having been significantly enhanced and upgraded, this spacious two bedroom bungalow is presented in a most excellent decorative order throughout. Further benefitting from mature/well established gardens, single garage, carport and within walking distance of the town centre.

- Single garage
- Established gardens
- Significantly upgraded & enhanced
- Freehold
- Carport
- Immaculately presented
- Council Tax Band B
- Energy Efficiency Rating D.



## Property Description

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### Situation

Found to the north of Diss, the property is still found with walking distance of the town centre and open rural countryside. Walcot Rise over the years has proved to have been a popular residential development comprising of similar attractive bungalows built in the 1960/70s. 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 day to day amenities and facilities along with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

### Description

The property comprises a two bedroom semi-detached bungalow having been built in the 1960s by Messr Rackhams 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 modern gas fired central heating boiler via radiators. In more recent times the property has been the subject of a significant refurbishment programme to a high specification throughout with replaced kitchen, bathroom, rewired replumbed. Internally the accommodation is well laid out with notice drawn to the two bedrooms being double bedrooms and with the main living room enjoying being positioned at the rear of the property having vies and access onto the rear gardens.

### Externally

The property is set back from the road upon a spacious plot having particular good frontage and extensive off-road parking upon a hard standing driveway leading up to the bungalow, carport and beyond garage (measuring 18' 3" x 9' 4" (5.58m x 2.87m) with up and over door to front, frosted window to rear and light connected). The main gardens lie to the rear of the property and are now well established and well stocked with a large paved patio area abutting the rear of the property creating an excellent space for alfresco dining, leading onto an area of lawn having a good deal of privacy/seclusion with established borders.

The rooms are as follows:

**ENTRANCE HALL:** 4' 1" x 5' 11" (1.25m x 1.81m) Access via upvc double glazed frosted door to front, a pleasing first impression being a good space for shoes and coats, LVT flooring flowing through.

**INNER HALL:** 6' 5" x 7' 3" (1.96m x 2.23m) With replaced internal doors giving access to the bedrooms, reception room, kitchen and bathroom. Access to loft space above.

**KITCHEN/DINER:** 9' 10" x 15' 2" (3.02m x 4.63m) A double aspect room found to the front of the property having been remodelled in recent times and offering an excellent range of wall and floor units with roll top work

surfaces, four ring electric touch hob with extractor above and oven below, porcelain inset sink with drainer and mixer tap and space for white goods.

**RECEPTION ROOM:** 13' 3" x 13' 2" (4.04m x 4.02m) Found to the rear of the property having views and access onto the rear gardens via French upvc double glazed doors.

**BEDROOM ONE:** 13' 3" x 13' 1" narrowing to 11' 1" (4.06m x 4.01m narrowing to 3.39m) With large picture window to the front aspect and being a most spacious double bedroom.

**BEDROOM TWO:** 9' 10" narrowing to 6' 0" x 13' 2" narrowing to 7' 3" (3.00m narrowing to 1.83m x 4.02m

narrowing to 2.23m) With views onto the rear gardens and although being the smaller of the two bedrooms still a double bedroom.

**BATHROOM:** 6' 10" x 5' 4" (2.10m x 1.65m) With frosted window to side being a replaced matching suite in white with corner tiled shower cubicle, low level wc and hand wash basin over vanity unit.

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

**OUR REF:** 7816



## Viewing Arrangements

Strictly by appointment

## Contact Details

4-6 Market Hill

Diss

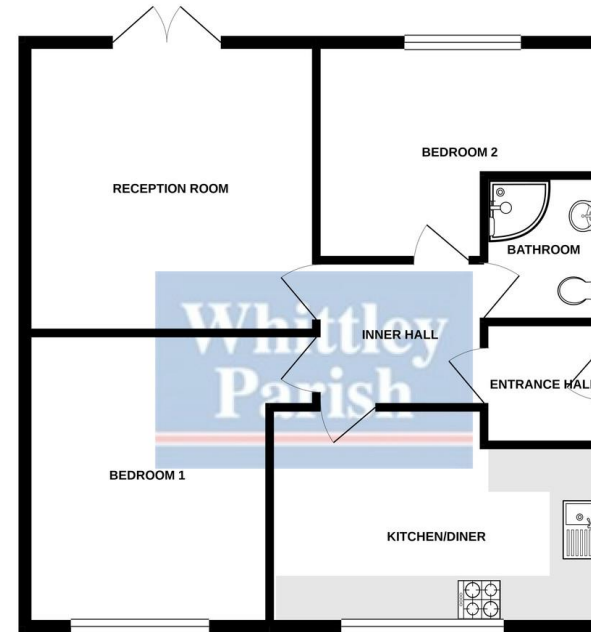
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GROUND FLOOR  
699 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA: 699 sq.ft. (65.0 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 areas are approximate and the responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The contents, appearance and appliances shown have not been tested and no guarantee as to their operability is given. Made with MergePro ©2021.

