



35 Walcot Road  
Diss  
Norfolk  
IP22 4DB

Guide Price £325,000







- A detached 2 bedroom bungalow set in a prime area of town
- Fabulous views over fields to the rear
- Kitchen/breakfast, large living/dining room, bathroom
- Set back off the road in approx 0.2 ac
- Requires some improvement

#### Location

For those wanting to downsize, retire or simply to be close to the shops, cafés and facilities of this thriving town, this bungalow is ideal. The centre of Diss is just a 10 minute walk away and provides an excellent range of local and national shops, good sporting and social facilities, modern health centre. It also offers good transport links, having a mainline rail station with Norwich to the north and London Liverpool Street to the south.







## The Property

This is a charming bungalow retaining some attractive original features which tie it to its era, namely the woodblock flooring, stained glass door and tiled windowsills. There is ample scope to update and add value by upgrading doors and windows, adding an extension to include a master bedroom with ensuite and erecting a garage in the front garden.

The layout to the living area is open plan, the vendor having integrated part of the garage into living accommodation to accommodate a grand piano. This could easily serve as a dining area off the larger living area which features French doors to the rear garden and a gas fire fitted to the fireplace. The kitchen/breakfast room currently has a range of floor and wall units with integrated electric hob, oven and extractor hood and under counter fridge and has space for a small table and chairs. There is also an airing cupboard built-in to one corner. The bathroom is partly tiled and has a shower over the bath. Both of these rooms are now a little dated in style and would benefit from being updated with modern fixtures and fittings. The larger bedroom which views over the rear garden is currently being used as dining room/sitting room and has built-in wardrobes to one wall. The second bedroom also has the benefit of fitted wardrobes.

## Outside

The property is approached off Walcot Road via a shingled driveway. There is a tall beech hedge and mature trees to the front boundary which provide excellent screening from the road. The

front garden is laid mainly to lawn with a few specimen trees, one being a magnolia, magnificent when in bloom. The front garden is easily large enough to accommodate a garage and/or additional parking area if desired although the driveway can currently accommodate three vehicles. A path to the side of the bungalow leads around to the rear garden which includes a lawned area and number of evergreen shrubs. The gardens are well maintained and have wonderful uninterrupted views over the fields to the rear. To the rear of the bungalow is a small store, ideal for garden implements.

## Services

Mains water, drainage, gas and electricity are connected to the property. Gas fired central heating providing heat to radiators and hot water.

## Directions

From Diss market place proceed up Mount Street and turn right into Walcot Road. No. 35 will be found on the left hand side, almost immediately opposite the Heywood Sports and Racquet Club.

## Viewing

Strictly by appointment with TW Gaze.

## Freehold

Ref: 18794/RV



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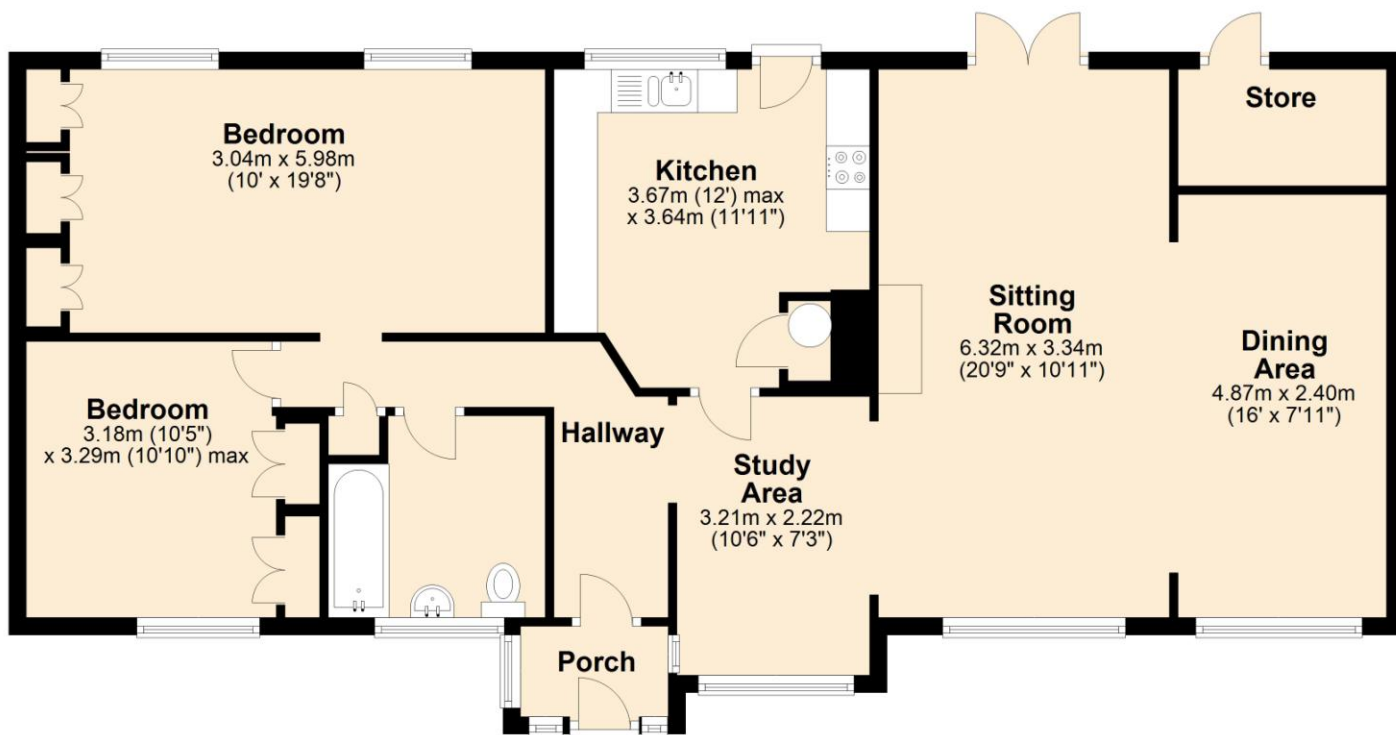
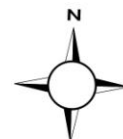
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**35 Walcot Road, Diss IP22 4DB**

Approx. 102.7 sq. metres (1105.8 sq. feet)



Total area: approx. 102.7 sq. metres (1105.8 sq. feet)

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