



Common Road, Bressingham, Diss, IP22 2AY

Guide Price £275,000 - £285,000

Occupying a prime position close to the open rural countryside, this three bedroom house offers light and spacious accommodation throughout benefitting from kitchen/diner, off-road parking and westerly facing rear gardens.

- Westerly facing rear gardens
- Off-road parking
- Well presented throughout
- 100 ft rear gardens
- 3 bedrooms
- Council Tax Band B
- Freehold
- Energy Efficiency Rating D



Property Description

Situation

Set well back from the road in a secluded position, 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 semi-detached house having been built in the 1930s of traditional brick and block cavity wall construction under a pitched interlocking tiled roof with the benefit of upvc double glazed windows, whilst being heated by an oil fired central heating boiler via radiators. Offering light and spacious accommodation giving versatile living at ground floor and first floor levels of over 800 sq ft.

Externally

The property is set back from the road approached via a shingle driveway giving off-road parking for multiple vehicles with the front gardens being of a generous size being predominantly laid to lawn enclosed by hedging. The main gardens lie to the rear enjoying a westerly facing aspect and being approx. 100 ft in length being predominantly laid to lawn with trees, plants and shrubs giving plenty of colour in the summer months with outside store, garden shed, all being enclosed by panel fencing and hedging.

The rooms are as follows:

ENTRANCE HALL: 4' 0" x 3' 5" (1.24m x 1.05m) Space for shoes and coats giving access to reception room and stairs rising to first floor level.

RECEPTION ROOM: 14' 10" x 12' 1" (4.54m x 3.70m) With window to front being a bright and spacious room with fireplace to side with electric fire giving access to kitchen/diner.

KITCHEN/DINER: 18' 1" x 8' 3" (5.52m x 2.54m) Double aspect to side and rear, the kitchen offers a good range of wall and floor units, work surfaces, four ring electric hob, electric oven, stainless steel sink with drainer and mixer tap, plumbing for washing machine and space for white goods. Space for dining table and chairs. Under stairs storage cupboard to side. Access to rear hall.

REAR HALL: 7' 1" x 3' 6" (2.17m x 1.07m) A further space for shoes and coats, giving access to bathroom and access to rear gardens via external door.

BATHROOM: 8' 6" x 5' 1" (2.61m x 1.55m) Double aspect to side and rear comprising panelled bath, separate shower cubicle, low level wc and hand wash basin. Fully tiled.

FIRST FLOOR LEVEL - LANDING:

With window to side, giving access to the three bedrooms and loft space above.

BEDROOM ONE: 14' 11" x 9' 8" (4.55m x 2.97m) With window to front being a large double bedroom having storage cupboard to side.

BEDROOM TWO: 8' 7" x 12' 1" (2.64m x 3.69m) With window to rear being a double bedroom having beautiful views over the rear gardens.

BEDROOM THREE: 8' 9" x 8' 3" (2.68m x 2.52m) With window to rear lending itself as potential office space and having views over the rear gardens.

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: 8023



Viewing Arrangements

Strictly by appointment

Contact Details

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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
462 sq.ft. (42.9 sq.m.) approx.

1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA: 865 sq.ft. (80.3 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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