



## Coleridge Road, Diss, IP22 4PZ

**Guide Price £300,000 - £325,000**

A spacious three bedroom detached bungalow benefitting from single garage, no onward chain and set upon a spacious plot being within short walking distance to the town centre and mainline railway station.

- Walking distance to town centre & railway station
- Single garage
- Over 900 sq ft
- Freehold
- Well presented throughout
- No onward chain
- Council Tax Band C
- Energy Efficiency Rating C.



## Property Description

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### Situation

Enjoying a pleasing position, the property is found towards the end of a small spur close with little to no passing traffic and being within short walking distance to the town centre and railway station. The historic and thriving market town of Diss is located 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 along with a mainline railway station having regular/direct services to London Liverpool Street and Norwich.

### Description

The property comprises a three bedroom detached bungalow having been built in the 1980s of traditional brick and block cavity wall construction under a pitched interlocking tiled roof with the benefit of replacement sealed unit upvc double glazed windows and doors, whilst being heated by a gas fired central heating boiler radiators. Throughout the property is well presented having well proportioned rooms all flooded by plenty of natural light and in essence with the accommodation being in the regions of 900 sq ft. Particular notice is drawn to the kitchen having only been installed in more recent times and presented in an excellent decorative order.

### Externally

The property is set upon a spacious plot within a peaceful no-through close being approached via a hardstanding driveway with good off-road parking leading to the bungalow and attached single garage (attached to the property in question and to the neighbouring property's garage measuring 16' 7" x 8' 2" (5.08m x 2.51m) with up and over door to front, personnel door to rear and power/light connected). The main gardens lie to the rear of the property having been landscaped in previous years with ease of maintenance in mind enclosed by concrete posts and panel fencing having a good deal of privacy/seclusion within.

The rooms are as follows:

**ENTRANCE PORCH:** A pleasing first impression with secondary door giving access to the entrance hall, a good space for shoes and coats.

**ENTRANCE HALL:** Providing access to the three bedrooms, kitchen, living room, family bathroom and wc. Storage cupboard and airing cupboard to side.

**WC:** Comprising low level wc and hand wash basin in white.

**RECEPTION ROOM:** 11' 9" x 17' 6" (3.60m x 5.34m) A light, bright and airy room with bay window to front.

**KITCHEN:** 10' 10" x 11' 10" (3.31m x 3.62m) Being a particular focal point of the property presented in an excellent condition and being of a high specification having only been installed within the last four years. Offering an extensive range of wall and floor units, fitted four ring electric hob with extractor above, double oven to side, inset stainless steel one and a half bowl sink with drainer and mixer tap, space and plumbing for white goods. External door to rear giving access to the rear gardens.

**BEDROOM ONE:** 11' 9" x 9' 11" (3.60m x 3.03m) A spacious double bedroom found to the front of the property.

**BEDROOM TWO:** 10' 11" x 9' 10" (3.33m x 3.02m) A double bedroom found to the rear of the property having views onto the rear gardens.

**BEDROOM THREE:** 7' 11" x 7' 11" (2.42m x 2.43m) A good size third bedroom lending itself for a number of different uses if not required as a bedroom.

**BATHROOM:** A modern suite in white comprising large hand wash basin, panelled bath, fully tiled walls.

**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:** 8064



## Viewing Arrangements

Strictly by appointment

## Contact Details

4-6 Market Hill

Diss

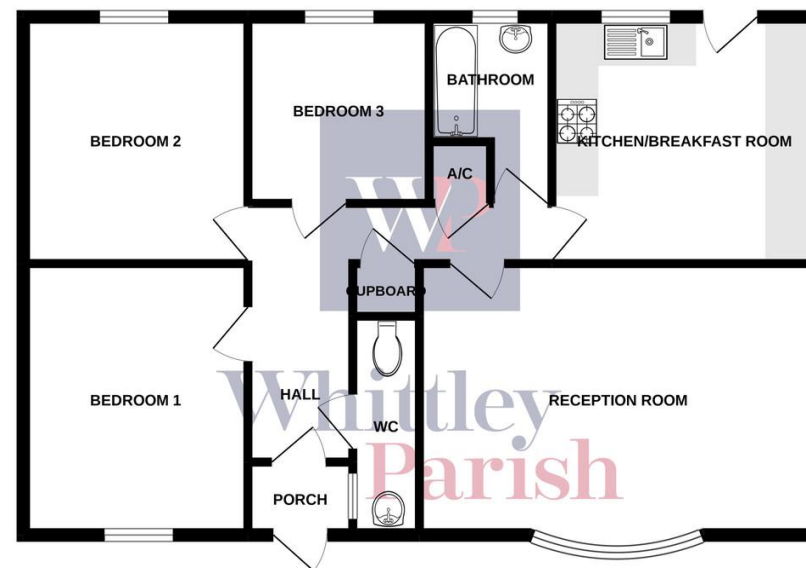
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

### GROUND FLOOR



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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