



Pearce Road, Diss, IP22 4YF

Guide Price £260,000 - £270,000

Being presented in an immaculate decorative order this two bedroom detached bungalow is within walking distance of the town centre and railway station. Further benefiting from a single garage, extensive off-road parking and enclosed gardens.

- Single garage
- Immaculate decorative order
- Walking distance to town centre and railway station
- Extensive off-road parking
- Enclosed gardens
- Council Tax Band C
- Freehold
- Energy Efficiency Rating D.



Property Description

SITUATION

Located slightly to the east of the town centre, the property is within short walking distance of the high street and mainline railway station, further enjoying a more tranquil position at the end of a small close. Pearce Road forms part of the Beeches development and offers a wide variety of attractive houses and bungalows upon more spacious plots and conveniently located to the town centre. The historic market town of Diss is situated in the beautiful countryside surrounding the Waveney Valley on the south Norfolk borders. The town 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 two bedroom detached bungalow having been built in the 1980's of traditional brick and block cavity wall construction under an interlocking tiled roof with upvc double glazed windows and doors whilst being heated by a gas fired central heating boiler via radiators. Offering light and spacious accommodation throughout and giving versatile living in the regions of 750 sq ft.

EXTERNALLY

Set back upon a no-through close and approached via a large hard standing driveway giving extensive off-road parking for multiple vehicles with single garage to side with electric up and over door. The main gardens lie to the rear of the property being of low maintenance with patio area giving excellent space for alfresco dining, garden shed whilst all being enclosed by panel fencing and brick walling.

The rooms are as follows

ENTRANCE HALL: Space for shoes and coats. Giving access to reception room, kitchen, two bedrooms and a bathroom. Airing cupboard and loft hatch.

RECEPTION ROOM: 13' 6" x 20' 10" (4.14m x 6.36m) (maximum measurements) With double aspect to front and rear. Bright and spacious lounge diner giving access to kitchen and external door leading to rear gardens.

KITCHEN: 10' 7" x 9' 7" (3.25m x 2.94m) With window aspect to rear. Belling oven, four ring electric hob and extractor fan. One and a half ceramic sink drainer and mixer tap. Plumbing for washing machine. A range of wall and floor storage units and worktop space. Space for large fridge/freezer. External door to rear gardens.

BEDROOM ONE: 9' 8" x 11' 9" (2.95m x 3.60m) With window aspect to rear. A large double bedroom with furniture included looking out to the rear gardens.

BEDROOM TWO: 8' 6" x 10' 5" (2.61m x 3.20m) With window aspect to front. Second double bedroom.

WET ROOM: 4' 9" x 7' 6" (1.45 m x 2.29m) With window aspect to front. Wet room with electric shower component. Low level wc. Porcelain sink. Tiled walls.

SERVICES

Drainage - Mains

Heating type - Gas central heating

EPC rating - D

Council Tax Band - C

Tenure - Freehold

OUR REF: 8092



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.

