



Common Road, Bressingham, Diss, IP22 2AX

Guide Price £450,000

Occupying a generous size plot with mature, well stock and established gardens, this spacious three bedroom bungalow is presented in an excellent decorative order throughout, providing versatile living space in the region of 1,400 sq ft. Further benefitting from carport, garage, garden house and outbuildings.

- Generous size plot
- Approx 1,400 sq ft
- Garage & carport
- Well established & well stocked gardens
- Summer house & outbuildings
- Council Tax Band D
- Freehold
- Energy Efficiency Rating F



Property Description

Situation

Located within the tranquil and established village of Bressingham the property is found upon a small country lane set well back from the road and within a stone's throw of the surrounding rural countryside. Over the years Bressingham has proved to have been a popular and sought after village having a lovely assortment of many period and historic properties, whilst still retaining a strong and active local community with there being the benefit of a village shop, schooling and established bus route. The village is found three miles to the west of Diss with the market town offering an extensive and diverse range of many 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 three bedroom detached bungalow, understood to have been built in the 1980s having been much enhanced and extended in more recent years. Now offering versatile living space in the region of 1,400 sq ft. Throughout the property is presented in a most excellent decorative order having well proportioned rooms and a pleasing layout with the principal rooms enjoying views over the rear gardens. The property is heated by a modern three year old gas fired central heating boiler (via LPG gas) via radiators, having replacement sealed unit upvc double glazed windows and doors and being connected to mains drainage.

Externally

Approached via a tarmacked driveway, there is good off-road parking for several vehicles leading up to the bungalow, a carport (measuring 20' 7" x 14' 8" (6.29m x 4.48m) and garage beyond (garage measuring 20' 7" x 9' 9" (6.27m x 2.97m) (maximum measurements), power/light connected, electric roller door to front and personnel door giving access to the utility). The main gardens are a particular feature having been thoughtfully planted over the years and now well stocked and established providing a most pleasing outlook and offering an abundance of charm, colour and privacy. The garden house (measuring 15' 3" x 12' 7" (4.66m x 3.86m) with power/light connected) is centrally located and beyond is the benefit of a greenhouse and timber outbuilding (measuring 20' 7" x 6' 0" (6.28m x 1.84m) with power/light and water connected).

The rooms are as follows:

ENTRANCE PORCH: Access via upvc frosted door to front giving good space for shoes and coats and with internal access to the entrance hall and utility to side. Tiled flooring.

ENTRANCE HALL: A pleasing and spacious first impression with solid wood six panel doors giving access to the bedrooms, bathroom, reception room one and kitchen. Access to loft space above with drop down ladder with the loft being boarded and insulated. Built-in airing cupboard to side.

RECEPTION ROOM ONE: A bright and spacious double aspect room with sliding door to rear giving access to the conservatory and views over the rear gardens. Fireplace to side with inset gas fire and wood mantle surround.

CONSERVATORY: Being a conservatory extension with sliding door giving access to the paved patio area creating an excellent space for alfresco dining. Tiled flooring.

KITCHEN/BREAKFAST ROOM: Enjoying views over the rear gardens, this well appointed kitchen offers an excellent range of wall and floor units, roll top work surfaces, inset one and a half bowl sink with drainer and mixer tap (plus drinking water tap), Bosch four ring induction hob with extractor above and Hotpoint double oven below, space for white goods and room for fridge, freezer and dishwasher.

UTILITY: Providing access to the garage, reception room two, kitchen and entrance porch. Offering a good range of wall units with roll top work surfaces, inset stainless steel sink with drainer and mixer tap. Space for washing machine and tumble dryer.

GARDEN ROOM: Offering versatile use, being found to the rear of the property. A double aspect room with sliding door to side and French doors to rear.

BEDROOM ONE: With window to the front aspect being a generous size principal bedroom having the luxury of en-suite facilities.

EN-SUITE: A modern suite comprising of a tiled shower cubicle, low level wc and hand wash basin over vanity unit. Radiator to side. Fully tiled. Frosted window to side.

BEDROOM TWO: Found to the front aspect of the property and currently used as an office and as seen in the photographs there is a good range of fitted storage cupboard and work surface over. A good size double bedroom if required as a bedroom.

BEDROOM THREE: Although the smaller of the three bedrooms still being a double bedroom with window to side.

BATHROOM: With frosted window to the side aspect comprising a modern suite in white with Jacuzzi bath, low level wc and hand wash basin. Stainless steel dual fuel radiator to side. Fully tiled.

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: 8302



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.

