

UPPER STREET

Billingsford, Diss IP21 4HP

Freehold | Energy Efficiency Rating : TBC

To arrange an accompanied viewing please pop in or call us on 01379 450950

FOR SALE PROPERTY

A hand holding a smartphone displaying the Starkings & Watson virtual tour app. The screen shows a house icon, a button that says "Enter virtual tour", and the company logo. Below the phone is a QR code and the text "SCAN HERE FOR A VIRTUAL TOUR".

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STARKINGS & WATSON

- No Chain!
- Rural Village Location
- Detached Bungalow
- Generous Garden Plot Backing Onto Fields
- Potential to Extend & Improve (stp)
- Two Bedrooms & Two Receptions
- Garaging & Outbuildings
- Easy Access to Harleston & Diss

IN SUMMARY

NO CHAIN. Located within the IDYLIC RURAL VILLAGE LOCATION of Billingford which is close to both DISS and HARLESTON, you will find this DETACHED BUNGALOW sat within an EXTREMELY GENEROUS 0.30 ACRE PLOT (stms), BACKING ONTO OPEN FIELDS. The bungalow was built by the current owners in the 1960's and has never been on the open market. The property whilst presented in good order has plenty of POTENTIAL TO EXTEND and IMPROVE FURTHER if desired (stp). Internally you will find a porch and central hallway leading to TWO GENEROUS DOUBLE BEDROOMS and a bathroom. There is a main SITTING ROOM to the front with a large KITCHEN/DINING ROOM to the rear as well as a small utility porch. Externally the gardens are well kept and offer plenty of space to be explored and enjoyed wrapping around the bungalow with the addition of a SMALL ORCHARD, garage and WORKSHOP/OUTBUILDINGS.

SETTING THE SCENE

The property is approached via its own hard standing driveway leading from the roadside. The driveway opens to provide ample off road parking for multiple vehicles as well as giving access to the garage and outbuildings. There is a rear gate leading to the back of the bungalow as well as a traditional front entrance via the pedestrian gate over a paved pathway leading to the main entrance door.

THE GRAND TOUR

Entering via the main entrance door you will find a small entrance porch leading into the hallway with a built-in storage cupboard. You will then find two generous double bedrooms - one located to the front and one to the rear, with the main bathroom including a shower over the bath also located to the rear of the bungalow. The sitting room is a generous room overlooking the front garden with a feature fireplace, this flows through into the kitchen/dining room - an extended room with space for a table, the floor mounted oil fired boiler, as well as a range of kitchen units and space for all the white goods. Beyond is a small rear porch leading onto the rear garden.

THE GREAT OUTDOORS

Externally the gardens are really where this bungalow comes alive. The property sits centrally within its plot with gardens wrapping right around. The gardens are mainly laid to lawn and kept in good order with a wide variety of mature trees and shrubs, as well as a small orchard providing fruit trees. You will find a



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timber built summer house, further sheds and mature hedging surrounding the plot. Beyond the garden there is an open aspect onto the fields behind.

OUT & ABOUT

The quiet and rural village of Billingford is located close to the River Waveney and gives good access onto the A143 with the bustling market town of Diss around 4 miles in one direction and Harleston around 6 miles to the other. The town of Diss offers a wide variety of facilities and amenities including schooling for all ages, supermarkets, shops and restaurants, health care, sports and social clubs to name a few. Diss widely known for its unusual and picturesque mere situated in the heart of the town which dates back to the ice age and its beautiful surrounding villages. Also present is a mainline railway station providing further links to Norwich and London.

FIND US

Postcode : IP21 4HP

What3Words : ///mixed.member.fidgeting

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

Buyers are advised there is a historic point of access for oil delivery for the neighbouring bungalow over part of the driveway. Drainage is also via a private septic tank.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

Price:



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GIRAFFE 360
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area (1)
 828.29 ft²
 76.95 m²