



CHERRY TREES,
BURSTON ROAD, SHIMPLING, IP21 4UB



A beautifully presented 3 bedroom detached bungalow in the quiet village of Shimpling

Cherry Trees is an impeccable property, within a tranquil countryside setting. You are first welcomed into the property with an immaculate open plan kitchen/ breakfast room. The dining room is complimented with the addition of the conservatory, allowing for an abundance of natural light and views of the garden. The cosy living room benefits from an electric log burner. There is a family bathroom and 3 double bedrooms, of which the master has its own dressing room and en-suite, which benefits from underfloor heating. There is also ample off road parking and a single garage.

LOCATION

Shimpling in a short walking distance from the countryside village of Burston which offers a church, primary school, successful pub and other amenities to its local community. Burston is located less than 5 miles North of Diss, a pretty market town offering an extensive range of amenities including doctors, dentists, vets, schools, supermarkets, and banking. Diss also boasts a mainline railway line to London Liverpool St (circa 90

mins). Located close to the Norfolk/ Suffolk border, this property is just under an hour's drive to the coastal town of Southwold which makes for a lovely peaceful day out.

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

SERVICES

Oil fired central heating. Mains electric and water. Drainage via septic tank. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY

Council Tax Band D. South Norfolk Council.

AGENTS NOTE

Please note the property's registered postal code is IP21 4UB. However, if using a Satnav please input IP21 4UJ.



3



2



2



5 miles



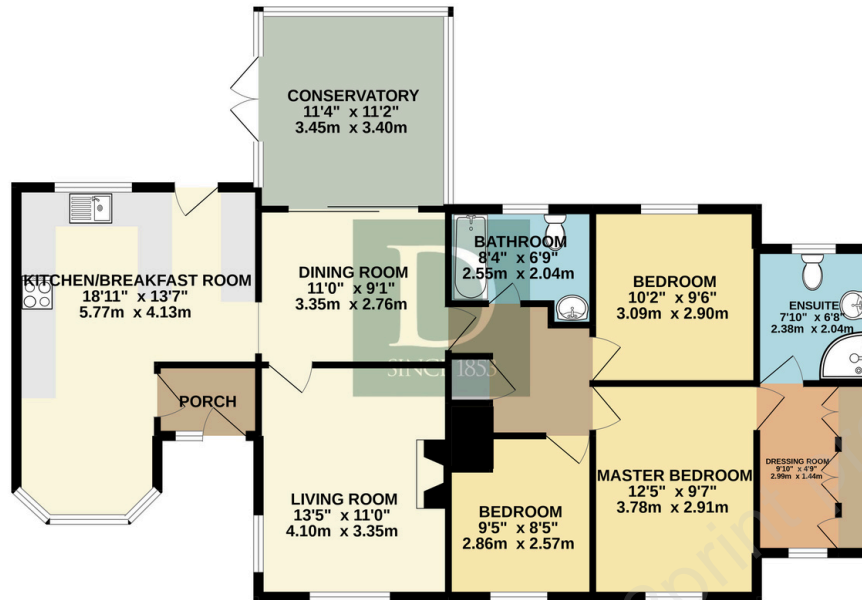
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QUIET
VILLAGE
LOCATION

FLOOR PLAN

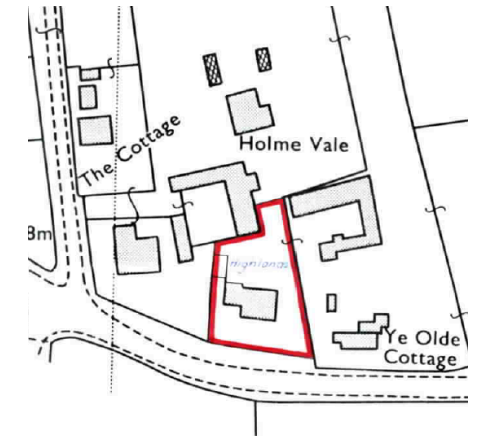
GROUND FLOOR
1112 sq.ft. (103.3 sq.m.) approx.



CHERRY TREES

TOTAL FLOOR AREA: 1112 sq.ft. (103.3 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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LOCATION MAP



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

Durrants and their clients give notice that:

1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

CONTACT US

Durrants, 2b Market Hill, Diss, Norfolk,
IP22 4JZ

Tel : **01379 642233**

Email : diss@durrants.com