



31 WALCOT ROAD

DISS, IP22 4DB



A spacious and superbly positioned bungalow offering huge potential in an excellent plot and far reaching rural views.

The property is an excellent and spacious detached bungalow that has been a much loved home. The property has been cared for but now offers huge potential to update and personalise. It is located in a sought-after road that is convenient for town centre amenities yet fuses with country life having open field views to the rear.

The property sits back from the road with a delightful established front garden and a driveway to one side. The front door leads to a spacious reception hall that the current vendors extended. There is a triple aspect 'L-shaped' sitting dining room with large picture window to the front. The kitchen/breakfast room is to the rear and comprehensively fitted with a range of wall and base units. It overlooks the garden and fields beyond. There is also a useful study off the hall. At the other end of the property are three double bedrooms and a wet room. There is also an additional w.c. Attached to the bungalow is a garage with up and over door and a store room beyond.

The rear garden is laid to lawn with

some fruit trees and superb open views to the rear. The garden now offers a blank canvas for an incoming buyer.

LOCATION

Diss offers excellent amenities including schools, health facilities, sports facilities, regular bus service and main line railway station to London (Liverpool Street), Norwich, Ipswich and Bury St Edmunds are all about 22 miles.

SERVICES

Gas fired central heating. Mains electrics, water and drainage are connected. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

LOCAL AUTHORITY

South Norfolk District Council
Council Tax Band E

ENERGY PERFORMANCE

E Rating

VIEWING

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





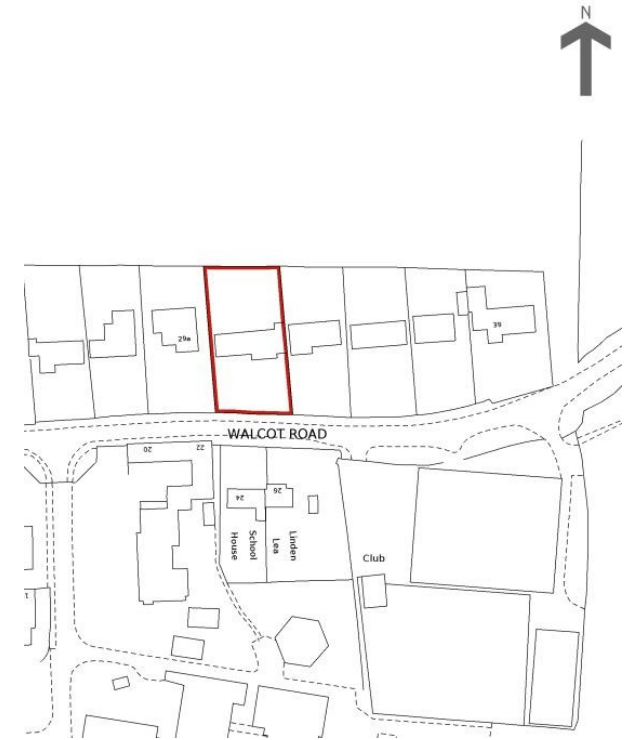
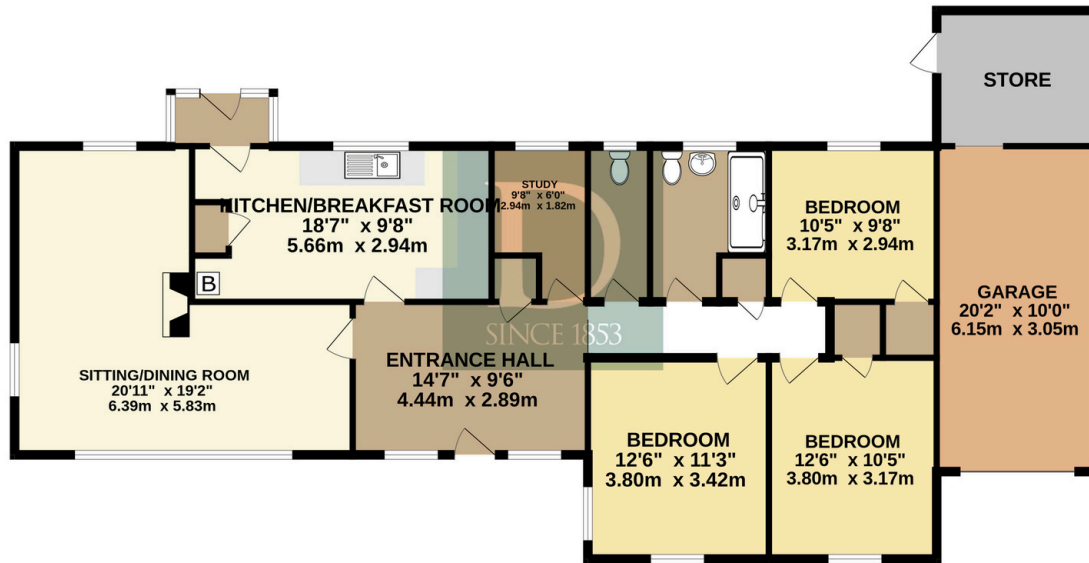




FLOOR PLAN

GROUND FLOOR
1481 sq.ft. (137.6 sq.m.) approx.

LOCATION



TOTAL FLOOR AREA: 1481 sq.ft. (137.6 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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CONTACT US

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