

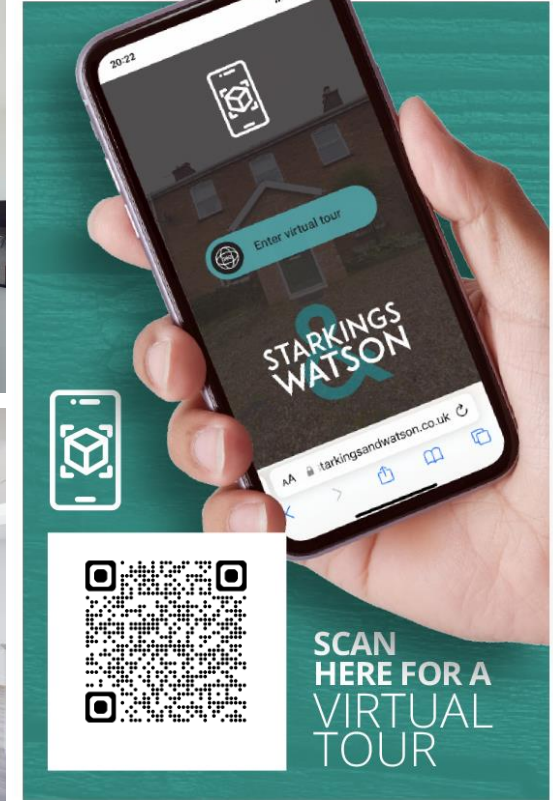
CROWN GREEN

Burston, Diss IP22 5TZ

Freehold | Energy Efficiency Rating : B

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

FOR SALE
PROPERTY



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



STARKINGS
WATSON

- Detached Newly Refurbished Bungalow
- Renovated To A High Standard
- Finished With Eco Efficiencies – EPC Rating B
- Three Ample Bedrooms
- Extended Kitchen/Dining Room With Wren Kitchen
- Underfloor Heating & Air Source Heat Pump
- Solar Panels & Car Charge Point Ready
- Generous Plot, Driveway & Garage

IN SUMMARY

This delightful property is located with the HEART OF A POPULAR SOUTH NORFOLK VILLAGE of BURSTON with FIELD VIEWS to rear. RENOVATED and EXTENDED this bungalow is finished to NEW BUILD STANDARDS. This RARELY AVAILABLE opportunity to acquire a property in such excellent condition features THREE BEDROOMS including an en-suite to the main bedroom, a generous SITTING ROOM and BRIGHT SPACIOUS kitchen/dining room to the rear. In addition you will find a GENEROUS FIXED SHINGLED DRIVEWAY providing off road parking and GARAGE as well as IMPRESSIVE landscaped rear gardens. Particular features of note include a new "Wren" Kitchen with all new quality energy efficient appliances, SOLAR PANELS and modern AIR SOURCE UNDERFLOOR CENTRAL HEATING as well as cabling for a car charging point all of which help to create an EFFICIENT MODERN HOME.

SETTING THE SCENE

The property is approached via a fixed pea shingled driveway providing plenty of driveway parking. There is a generous amount of front lawn in addition to the driveway. The main entrance can be found to the side as well as access to the attached single garage with electric roller door. There is also access from the frontage to the rear gardens.

THE GRAND TOUR

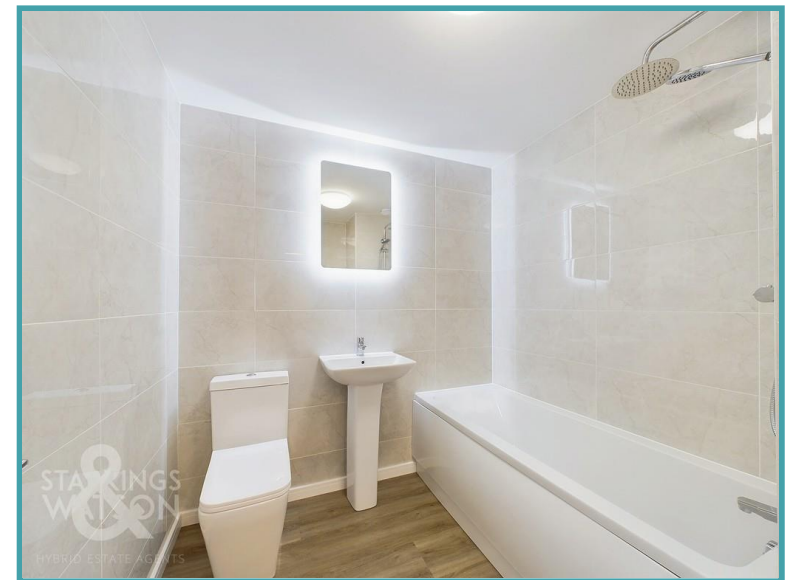
Entering via the main entrance door to the side there is a central hallway providing access to all further rooms along with airing cupboard and loft hatch access. The first room to the right is the main reception room overlooking the frontage. The kitchen/dining room is located to the rear of the bungalow with doors opening onto the landscaped garden. This bright and open space benefits from a wonderful sky lantern and plenty of windows to the rear. The sleek modern fitted kitchen is completely integrated featuring a range of units with squared edge worktops, integrated microwave, double eye level oven/grill, induction hob, fridge/freezer, dishwasher and washing machine. Next you will find the main bathroom which is fully tiled with three piece suite with bath and shower over with rainfall shower head. A single room or ideal study is located to the rear, whilst adjacent is a lovely double room with large built in wardrobes and double French doors to the rear opening onto the rear garden. The final room is the generous main bedroom found to the front which benefits from an en-suite shower room which is again fully tiled.

THE GREAT OUTDOORS

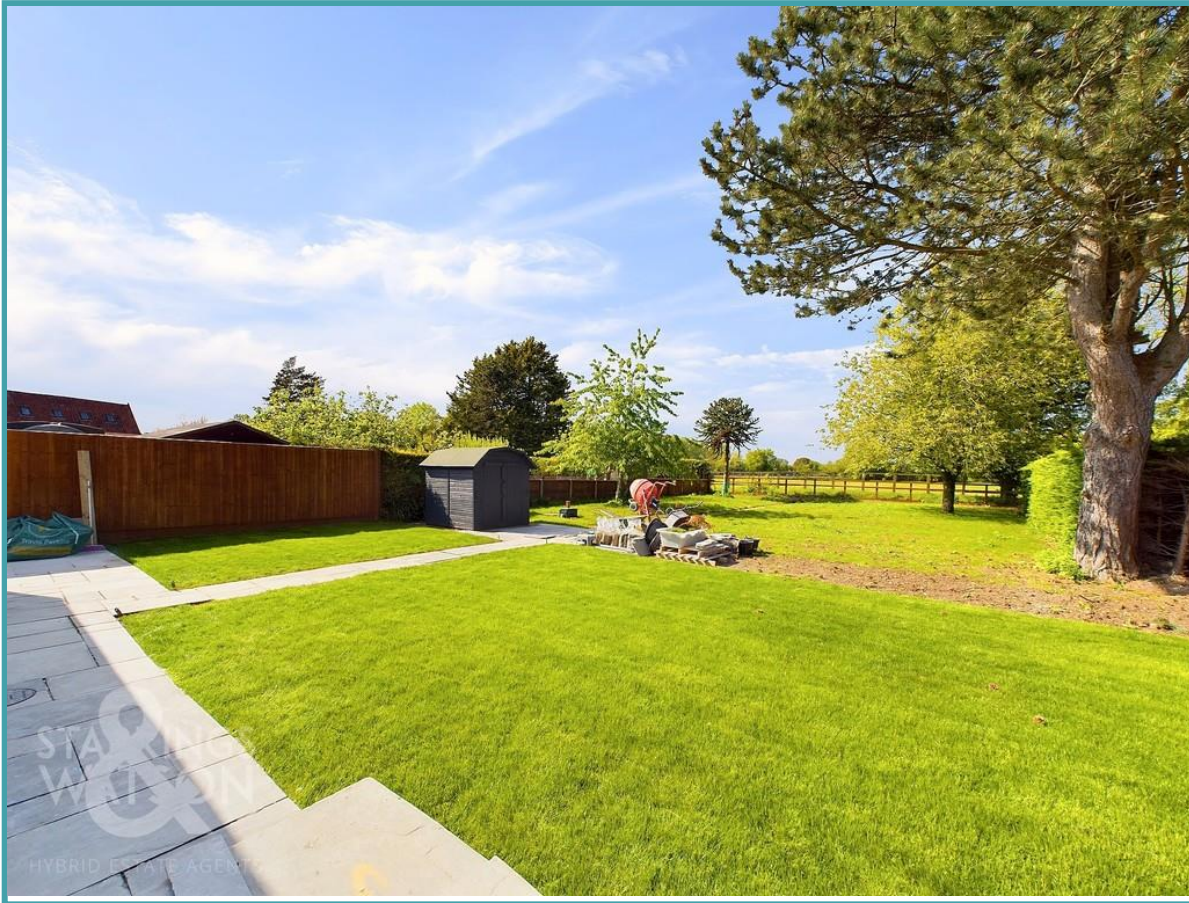
The extremely generous rear gardens offer plenty of space to be enjoyed with a sunny aspect and open fields beyond the rear boundary. You will find a large paved patio to the rear of the house ideal for outside dining and entertaining. The majority of the recent landscaped gardens are laid to lawn with a pathway leading to the rear boundary. There is also a timber built shed/garden room.

OUT & ABOUT

The property is located in the popular village of Burston ideal for easy access to Diss. This picturesque village offers active community life with a beautiful park offering a wide range of equipment from walking tracks, keep fit equipment and a Pétanque court. The village has a public house,



To arrange an accompanied viewing please call our
Diss Office on **01379 450950**



churches and the Strike School building commemorating the work of two local teachers. The market town of Diss has an abundance of amenities including three supermarkets, a leisure centre, independent shops and a wide range of social activities. Diss railway station lies on the Norwich to London Liverpool Street mainline.

FIND US

Postcode : IP22 5TZ

What3Words : ///bake.skewing.shun

VIRTUAL TOUR

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

AGENTS NOTE

A detailed list of the newly installed items are contained below for buyers reference.

New - Underfloor heating throughout, with individual room programmers

New - Energy Efficient Air Source Heat Pump - providing the heating and hot water

New - "B" rated EPC to latest standards

New - Windows and doors throughout including roof-lantern to spacious kitchen

New - Latest technology solar panels

New - Private treatment plant

New - Wiring throughout

New - Plumbing throughout

New - Bathroom and en-suite

New - SPC Flooring throughout

Upgraded - Water and Electricity utility connections from the street to property

Upgraded - Insulation throughout to new build standards

Pre-ducted - For 1 Gbps (1000Mbps) Fibre Broadband - ready for purchaser subscription

Insulated - Garage with New electric roller door

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:



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk

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^m
 1031.03 ft²
 95.79 m²

