



Croft Lane, Diss - IP22 4NA

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&  
WATSON**

HYBRID ESTATE AGENTS





## Croft Lane

Diss, Norfolk

**VENDOR FOUND!** located within a SOUGHT AFTER PART OF TOWN within EASY ACCESS of all the local amenities is this SUBSTANTIAL DETACHED BUNGALOW extending to almost 1900 SQFT (stms) as well as offering a VERY GENEROUS and well kept garden plot of 0.32 ACRES (stms). Internally the EXTENDED and IMPROVED bungalow has been enhanced by the current owners creating multiple reception spaces ideal for entertaining and family gatherings. There is a MODERN KITCHEN and open plan dining area with separate sitting room and wonderful VAULTED GARDEN ROOM with BI-FOLDING doors onto the rear garden. You will find THREE DOUBLE BEDROOMS with the master bedroom benefiting from a walk in wardrobe and large EN-SUITE shower room. In addition you will find utility space, side porch and office space as well as the integral garage. Externally the gardens provide wonderful outside space with an array of shrubs and planting as well as large driveway providing plenty of parking.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

**VIRTUAL TOUR**

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





- Detached Bungalow
- Much Requested Town Location
- Heavily Extended With Flexible Footprint
- Vaulted Main Reception With Wood-burner
- Open Plan Kitchen/Diner & Separate Sitting Room
- Three Double Bedrooms & Two Bathrooms
- Generous Plot Of 0.32 Acres (stms)
- Large Driveway & Garage

**OUT & ABOUT** The property is located just outside the centre of Diss within easy walking distance of the local shops, amenities and mainline railway station, which has regular services connecting to London, Liverpool Street and Norwich. The historic market town of Diss is situated on the South Norfolk border and has proved to be a popular location over the years. The town offers an extensive range of amenities and facilities and is only 23 miles to the south of Norwich and 25 miles to the north of Ipswich.

#### SETTING THE SCENE

From Croft Lane you will find an expansive shingle driveway providing off road parking for numerous vehicles as well as possible caravan storage space in addition. There is access from the drive to the single garage to the front, providing double doors, power and light, as well as access down both sides of the bungalow leading to the rear garden and the main entrance door, partially covered to the front.

#### THE GRAND TOUR

Entering the bungalow via the main entrance door to the front, you will find a covered porch area leading into the welcoming entrance hall with built in storage and access to all further rooms. The first room to the right hand side of the hallway is a comfortable double







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Diss, Norfolk

bedroom, whilst on the other side of the hallway is an equally comfortable double with built in storage. The family bathroom is found next which is fully tiled with a shaped panelled bath with thermostatic shower, WC and hand wash basin set within a vanity unit. Heading down the hallway is the modern fitted kitchen offering a full range of wall and base level units and integrated appliances including two eye level electric ovens, electric induction hob with extractor fan over, dishwasher and fridge/freezer as well as space for further white goods. Leading from the kitchen there is a pleasant aspect to an open plan dining area with views of the garden as well as access in the other direction to the side porch and utility area. From the side porch there is access to the garden with internal access to the single garage with a utility space tucked around the corner providing space and plumbing for white goods, fitted storage and a further conservatory style room to the rear which is currently used as a home office. Off the dining room you will also find access to the main sitting room offering plenty of space for soft furnishings as well as further access from the main entrance hallway. Open plan to the sitting room is the extended reception space with vaulted ceiling benefiting from separate underfloor heating and a woodburner. This space also offers bi-folding doors onto the rear patio garden providing lovely views of the garden, an excellent entertaining space for a large family. Off the main sitting room you will find further access to the master bedroom which is a lovely sized room with fitted range of wardrobes as well as a walk in dressing room providing space for clothes and shoes and further storage. There is then a large en-suite bathroom which is fully tiled with a freestanding bath and double walk in shower as well as hand wash basin and w/c set within vanity unit.

FIND US

Postcode : IP22 4NA

What3Words : ///beakers.heats.risking

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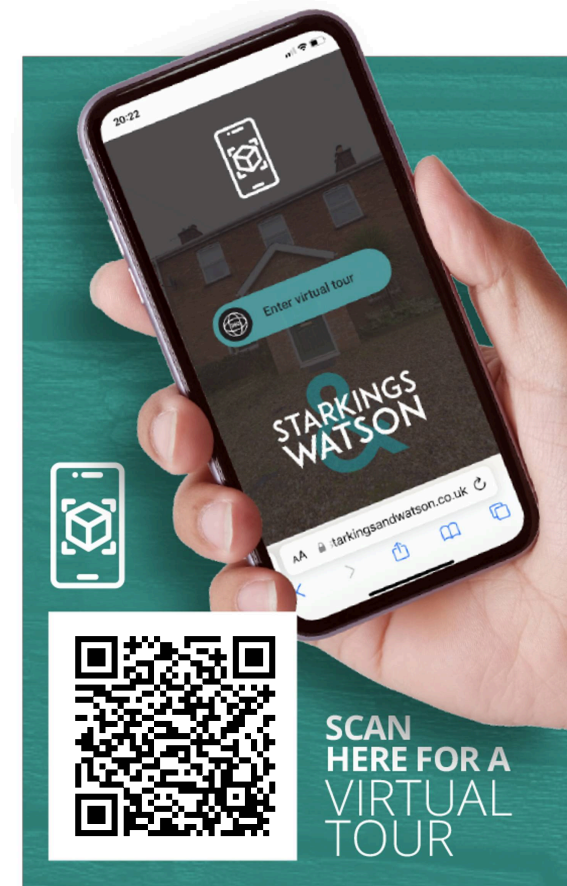






## THE GREAT OUTDOORS

The generous and private rear garden offers plenty of manicured garden space ideal for keen gardeners. With the plot extending from front to rear to 0.32 acres (stms), the rear garden is mainly laid to lawn and kept in very good order with a range of planting bed borders throughout the rear garden as well as mature trees and shrubs. A real haven within the town centre. You will also find a large timber built summer house as well as timber sheds and wood storage. To the rear of the house there is a large semi-circular paved terrace area ideal for outside entertaining leading directly from the bi-folding doors in the garden room as well as a further decked area. The garden is an ideal family sized garden perfect for large gatherings and entertaining.







**Approximate total area<sup>(1)</sup>**

1848.92 ft<sup>2</sup>  
171.77 m<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE 360**





## Starkings & Watson Hybrid Estate Agents

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Disclaimer: 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.