



Lord Road, Diss - IP22 4JA

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Lord Road

Diss, IP22 4JA

NO CHAIN! Located within a QUIET CUL-DE-SAC, this charming TWO BEDROOM DETACHED BUNGALOW presents an ideal opportunity for those seeking a peaceful abode within close proximity to both the TRAIN STATION and TOWN CENTRE. Boasting newly fitted uPVC windows throughout, NEWLY FITTED KITCHEN and a spacious L-shape main reception area, the property offers a welcoming ambience for both relaxation and entertainment. There are TWO DOUBLE BEDROOMS and a shower room providing comfortable living arrangements, while the MATURE and PRIVATE rear garden offer a serene retreat for outdoor enjoyment. With the added convenience of DRIVEWAY PARKING and a GARAGE, this home provides both practicality and comfort. Situated within easy reach of the train station and town amenities, this property offers a perfect blend of tranquillity and accessibility, making it a desirable choice for those seeking both convenience and comfort in their home.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- No Chain!
- Detached Bungalow
- Newly Fitted Kitchen
- Large L-Shape Main Reception Space
- Two Double Bedrooms & Shower Room
- Tucked Away Cul-De-Sac Location
- Mature & Private Rear Gardens
- Driveway Parking & Garage
- Easy Access For The Train Station & Town

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

Approached via the quiet cul-de-sac tucked away at the end there is a hard standing driveway providing off road parking for multiple vehicles with further scope for more parking if required. The driveway leads to the single garage with an up and over door. There is a side gate into the garden as well as steps up to the main entrance door located to the side.



THE GRAND TOUR

Entering via the main entrance door to the side there is a entrance hallway with an airing cupboard as well as loft access. The hallway leads to all further rooms. To the front of the bungalow you will find two double bedrooms. Adjacent, there is a shower room which has been converted from a bathroom offering a w/c, hand wash basin and shower. The kitchen and the main reception room is semi-open plan to one another with the L-Shape reception offering plenty of natural light as well as sliding doors opening onto the rear garden. The kitchen has been recently re-fitted with a range of shaker units as well as squared edge worktops over. There is a free standing oven and hob as well as space for all other white goods. The gas fired boiler can also be found wall mounted.

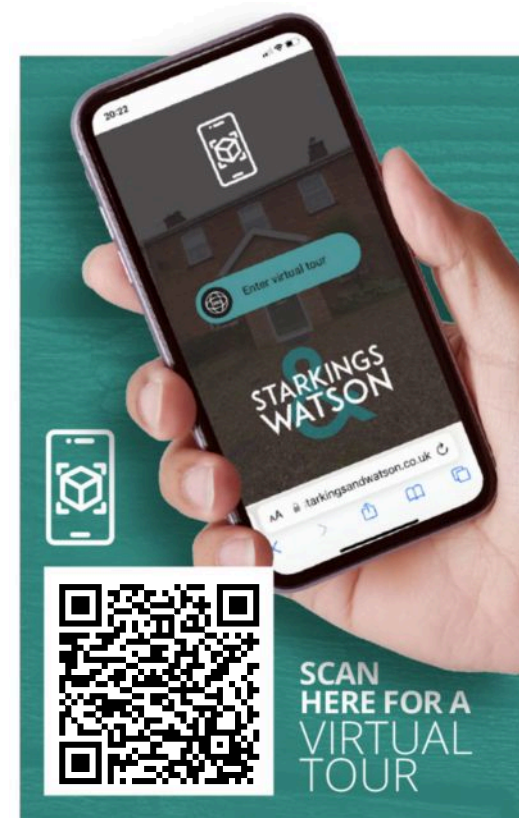
FIND US

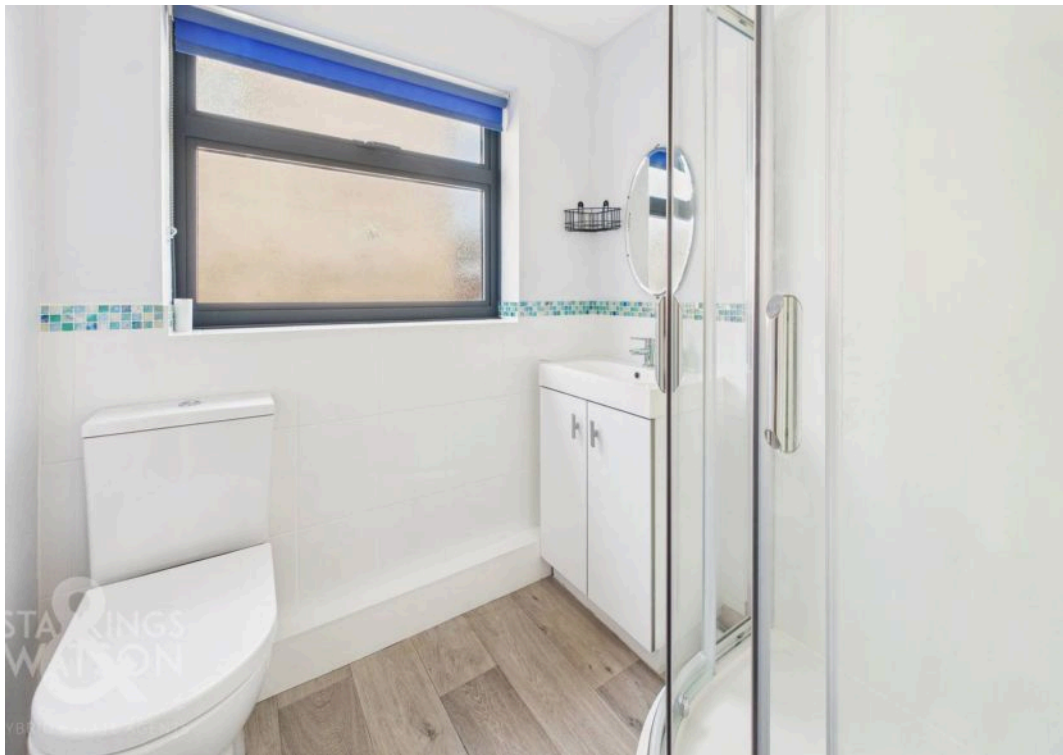
Postcode : IP22 4JA

What3Words : ///balconies.challenge.meals

VIRTUAL TOUR

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



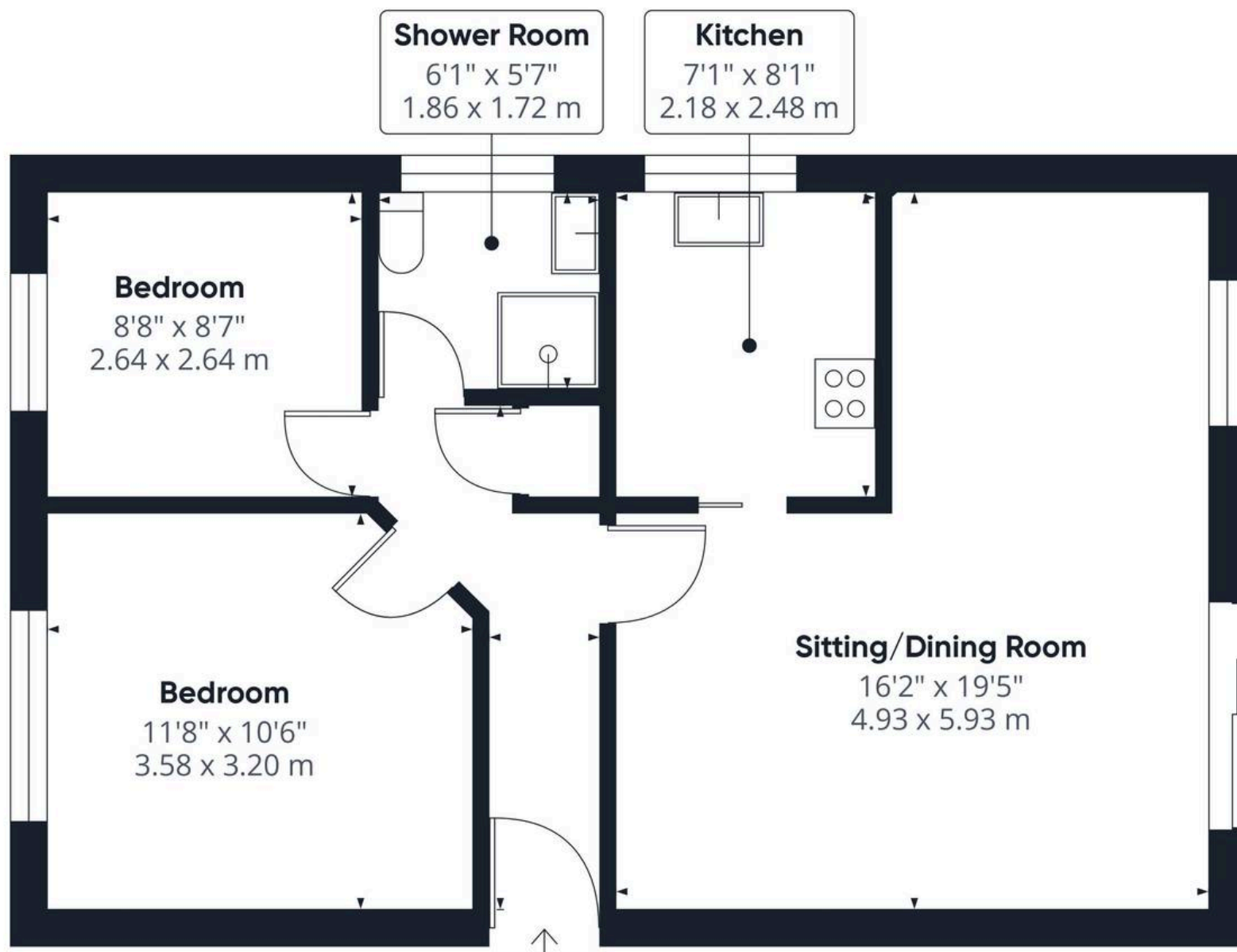




THE GREAT OUTDOORS

Due to the bungalow being located at the end of the cul-de-sac it benefits from a larger than average garden. The garden is mature offering a good degree of privacy with the addition of pleasant lawns and ample planting borders, trees and shrubs. There is a paved patio leading from the rear of the bungalow providing a nice spot for outside dining. From the garden there is access to the garage. The garden is enclosed with timber fencing and mature hedging.





Approximate total area⁽¹⁾

600 ft²
55.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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