



Walcot Rise, Diss - IP22 4PD





## Walcot Rise

Diss

Offered with NO ONWARD CHAIN, this SPACIOUS THREE BEDROOM detached bungalow presents an excellent opportunity for those seeking a comfortable and flexible home. Extending to almost 1,000 square feet (stms), the property features a versatile layout that can be adapted to suit a variety of lifestyles. The heart of the home is a GENEROUS 17-foot SITTING/DINING ROOM, providing the perfect space for both relaxation and entertaining. A separate kitchen/diner offers ample storage and workspace, making it ideal for family meals or hosting guests. An extended GARDEN ROOM at the rear of the property creates a light-filled retreat with lovely views over the garden, while THREE WELL PROPORTIONED BEDROOMS allow plenty of space for family, guests, or a home office. The accommodation is completed by a modern family shower room and separate W/C, ensuring convenience for busy households. Externally there is an impressive enclosed rear garden with plenty of space for keen gardeners to explore. To the front, AMPLE DRIVEWAY PARKING for multiple vehicles, a CAR PORT and a SINGLE GARAGE can be found.





Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain!
- Flexible Layout Extending To Almost 1000 SQFT (stms)
- Three Ample Bedrooms
- 17' Sitting/Dining Room & Separate Kitchen/Diner
- Extended Garden Room
- Family Bathroom & Separate W/C
- Generous Rear Gardens
- Plenty Of Driveway Parking, Carport & Garage

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 Walcot Rise there is a generous hard standing driveway providing plenty of parking for numerous vehicles. The driveway leads in turn to the carport with the garage found beyond as well as access to the rear garden. There is a front garden with planting as well as the main entrance door to the side.

## THE GRAND TOUR

Entering the bungalow via the main entrance door to the side there is a welcoming hallway with plenty of space as well as fitted storage. All rooms lead off the hallway with the first room being the useful cloakroom w/c. To the front of the bungalow there are two ample bedrooms both of which have fitted wardrobes and allow plenty of light through the large windows. There is a third bedroom found to the side aspect with the family bathroom found on the other side having been upgraded to a shower room with large double walk in shower and hand wash basin. The kitchen diner is found to the rear of the bungalow alongside the sitting room. The kitchen provides a range of wall and base level units with solid worktops over as well as range style oven and extractor fan, space for white goods as well as an integrated dishwasher. There is a door that leads through to the extended garden room as well as an opening into the sitting room adjacent. The gas fired boiler can also be found wall mounted in the kitchen. The impressive sitting room measuring approx 17' allows plenty of light with double doors leading into the garden room beyond. The garden room offers a delightful vista onto the impressive garden beyond with access out also as well as a glass roof and fitted blinds.

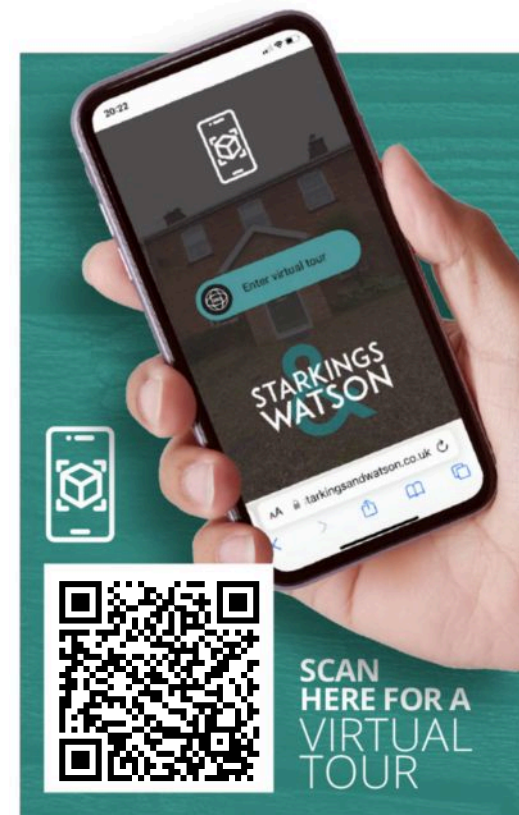
## FIND US

Postcode : IP22 4PD

What3Words : ///steam.pencil.golden

## VIRTUAL TOUR

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







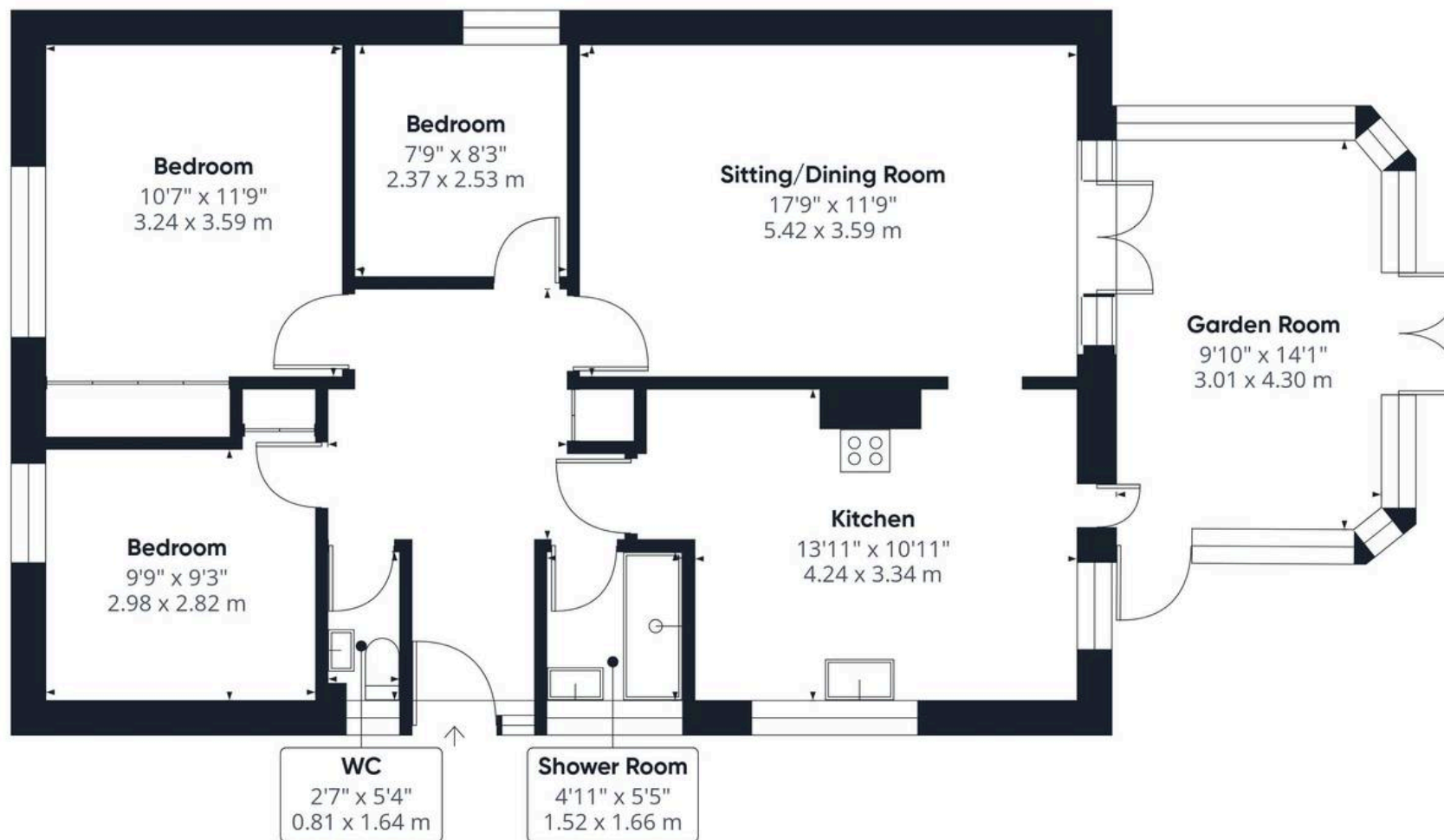




## THE GREAT OUTDOORS

The extensive rear garden offers plenty of space for gardeners to enjoy. There is an ample lawn with pathway leading to the working end of the garden to the rear. There is paving an patio areas, raised planting beds, greenhouse and timber shed for storage. The garden is enclosed with timber fencing and access to the garage also.





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

971 ft<sup>2</sup>  
90.2 m<sup>2</sup>

(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.

GIRAFFE360







## Starkings & Watson Hybrid Estate Agents

Unit 2 Carmel Works, Park Rd, Diss - IP22 4AS

01379 450950 • [diss@starkingsandwatson.co.uk](mailto:diss@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk/](http://starkingsandwatson.co.uk/)

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.