



Common Road, Bressingham - IP22 2BB

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HYBRID ESTATE AGENTS



Common Road

Bressingham, Diss

Nestled within a QUIET and SOUGHT AFTER semi-rural village location, this IMPRESSIVE FOUR BEDROOM DETACHED BUNGALOW offers a unique combination of space, charm, and tranquillity. The property has been extended heavily and meticulously maintained, presenting itself as a delightful family home that is ready to be moved into. Boasting over 1350 sqft internally (stms), the FLEXIBLE LAYOUT includes a MASTER SUITE with DRESSING ROOM and EN-SUITE bathroom along with three additional bedrooms all of a generous size, a FOUR PIECE FAMILY BATHROOM, a KITCHEN/DINING ROOM, and a separate utility room with W/C. The highlight of the property is the expansive 20' main sitting room, overlooking the beautifully manicured rear garden, providing a serene retreat for relaxation. The total plot extends to 0.23 ACRES (stms) and features impressive front and rear gardens with a range of OUTBUILDINGS, a massive DRIVEWAY offering ample parking space for a multitude of vehicles, and a LARGE DETACHED double skinned GARAGE perfect for storage or workshop purposes or even conversion to living quarters (stp).

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached Extended Bungalow
- Well Presented & Ready To Be Moved Straight Into!
- Flexible Layout Over 1350 SQFT Internally (stms)
- Four Bedrooms With Master Suite
- Kitchen/Dining Room & Separate Utility/W.C
- 20' Main Sitting Room Overlooking The Garden
- Impressive Front & Rear Gardens With Outbuildings
- Massive Driveway & Large Detached Garage
- Quiet & Sought After Semi-Rural Location

The village of Bressingham is a typical rural village, with various country roads offering local amenities including a church, village shop and school, all within a short drive or brisk walk. For wider facilities the market town of Diss is about two miles to the east providing a good array of local and national shops, schooling to sixth form level, health centre and excellent transport links with a mainline rail station on the Norwich to London Liverpool Street line.

SETTING THE SCENE

Approached via Common Road on the edge of the village of Bressingham there is a very impressive shingled driveway to the side which provides ample parking for a range of vehicles,



caravans and or work vehicles. The driveway leads to the single garage with electric roller door. There is a side gate leading to the rear garden as well as pathway from the driveway to the main entrance door to the front. The pathway passes over the highly attractive front garden with ample lawns, a central planted border and well stocked borders surrounding. There is also a low level brick wall enclosing the garden space.

THE GRAND TOUR

Entering the bungalow via the main entrance door to the front there is a welcoming entrance hallway with access to all further rooms as well as the loft hatch. There is also an airing cupboard with shelving and a radiator. To the front of the bungalow there is a double guest bedroom to the left and to the right, the master bedroom suite. The master bedroom offers a large double room with access to the walk in dressing area and a well finished en-suite bathroom with w/c and hand wash basin as well as bath with central tap. Leading off the hallway and to the left you will find two further generous bedrooms as well as the main family bathroom beyond. The family bathroom has been well maintained and offers a four piece suite with w/c, hand wash basin, bath with shower over and a separate double rainfall shower. On the opposite side of the hall is the kitchen/dining room fitted with a solid range of wall and base level units with rolled edge worktops over. The kitchen houses space for a double range style oven and hob with extractor fan over, integrated dishwasher and fridge/freezer as well as space for a dining table. The separate utility room can be found beyond which offers a further range of wall and base level units with rolled edge worktops over and a second sink. There is also space for washing machine and further white goods as well as the oil fired boiler. The utility leads to the side and rear garden as well as having a door to the useful w.c. The main sitting room can be found to the rear of the bungalow overlooking the garden with a bright dual aspect, feature electric fireplace and double doors onto the garden itself.

FIND US

Postcode : IP22 2BB

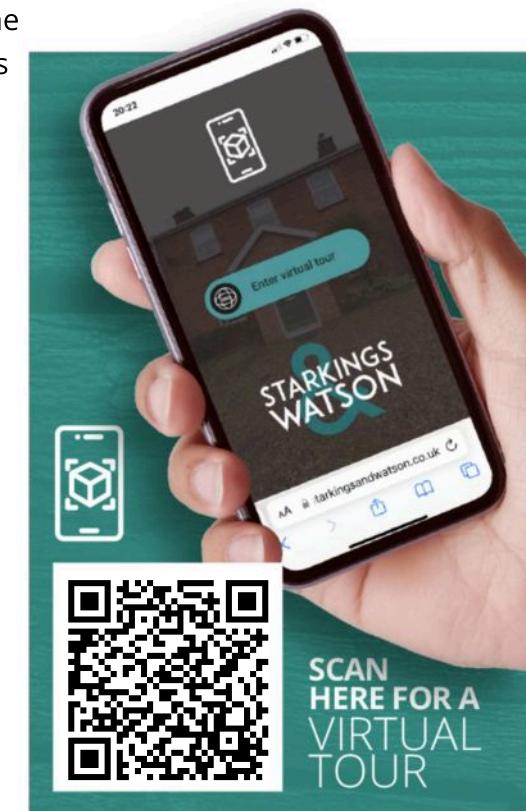
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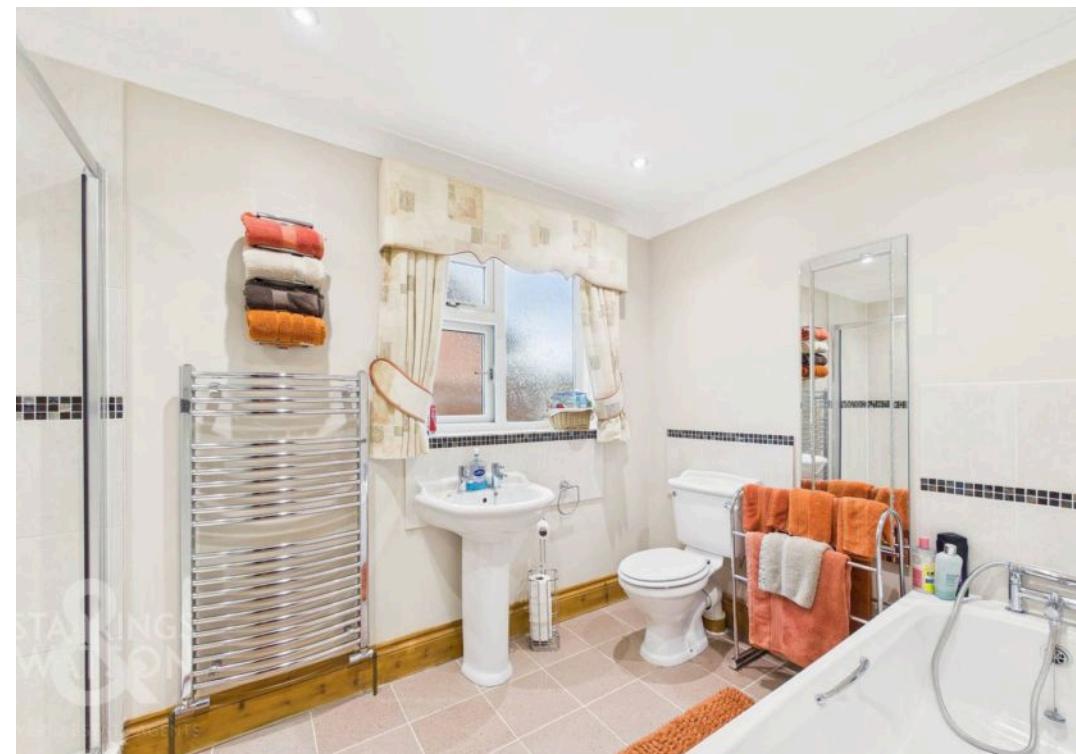
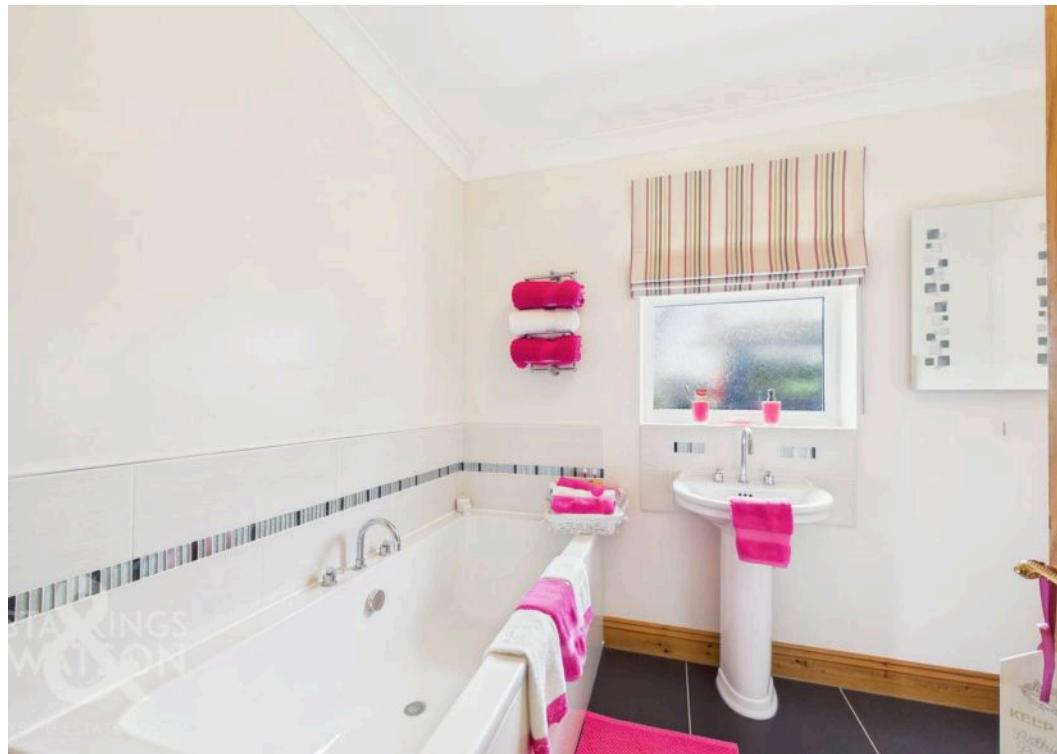
VIRTUAL TOUR

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

AGENTS NOTES

Buyers are advised of the following information. The property benefits from private drainage via a sewerage treatment plant, heating is provided via oil, all other mains services are provided. The original section of the bungalow was a pre-fab. The property in recent years has been re-modelled with the original section stripped back to brick and then extended with new blockwork and brick meaning its now of standard brick and block construction. Other information of note is in 2004 as part of the extension to the rear the main roof along with roof on extension was all re-battened and re-felted and in 2025 the valley was all re-cemented.

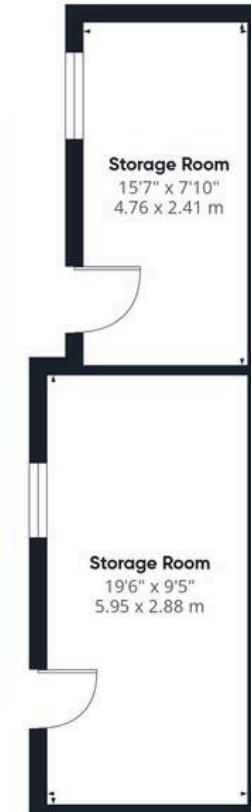
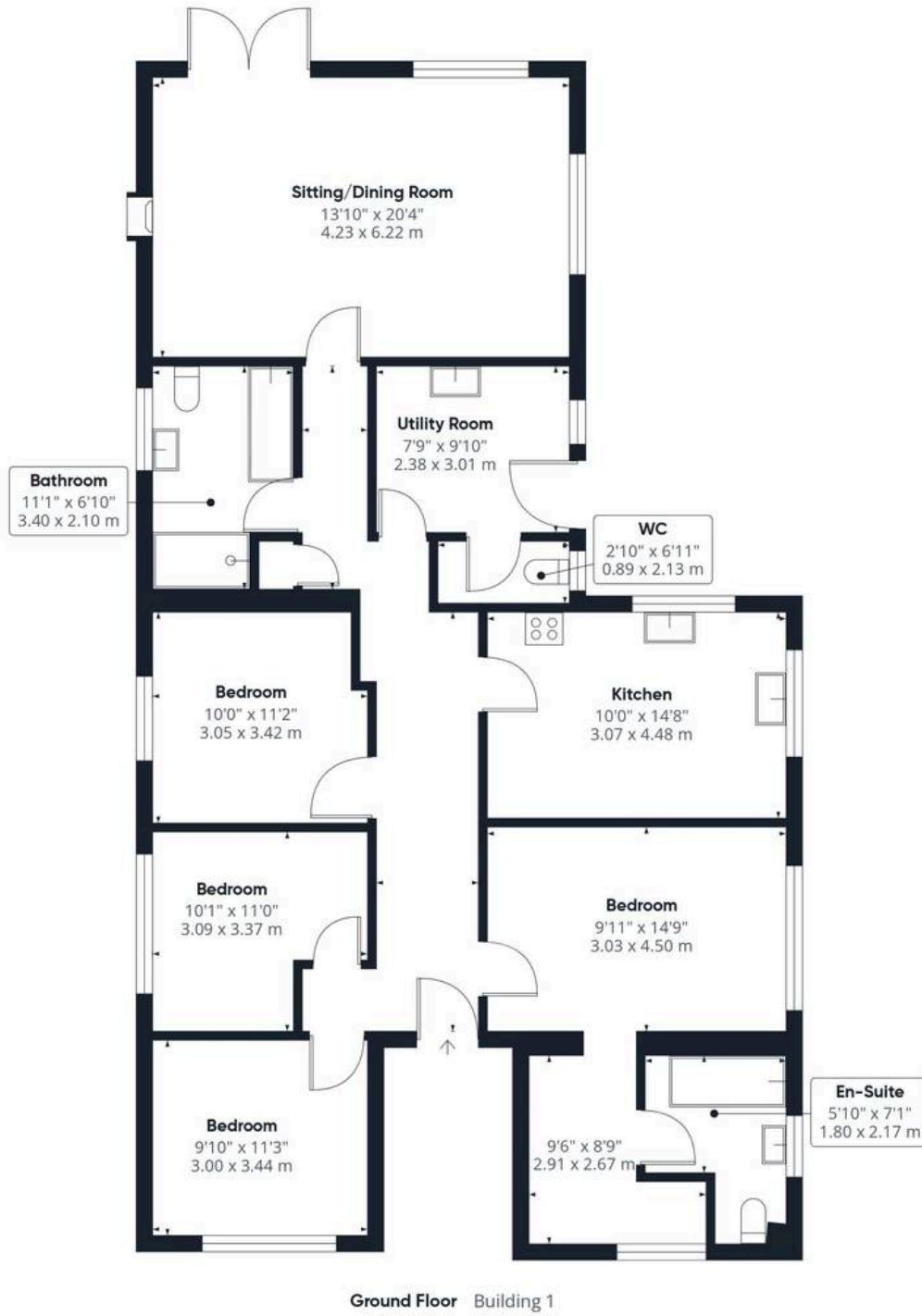






THE GREAT OUTDOORS

The private rear garden offers plenty of space for all the family to enjoy. Leading from the utility room there is a large paved terrace providing the ideal space for outside dining with a side gate onto the driveway and a door to the detached garage. The garage having been recently built offers an excellent fully insulated space that could easily be transformed into annexe accommodation (stp). There is power and light, a boarded loft space and an electric roller door to the front. From the terrace there is a raised planting box then the expansive lawns beyond. Within the rear garden you will find the treatment plant for drainage, the oil tank, a hard standing area housing a dog kennel as well as two generous storage units ideal for a number of possible uses. The garden is fully enclosed with timber fencing and there a further side garden providing access to the frontage.



Approximate total area⁽¹⁾

1935 ft²
179.8 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.



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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 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.