twgaze

Walcot Green | Diss | IP22 5SR

Guide Price £475,000 - £500,000

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Recently renovated to an exceptional standard by a highly regarded local builder, this beautifully presented detached bungalow occupies a generous plot in the sought-after hamlet of Walcot Green, just a short walk from Diss town centre and the mainline railway station. Offering spacious and light-filled accommodation, ample parking, a garage and attractive gardens, the property provides the perfect blend of peaceful village living and everyday convenience.

- Guide Price £475,000 - £500,000
- Finished to an exceptional standard throughout
- Idyllic position in the desirable hamlet of Walcot Green Walking distance to Diss town centre and mainline railway station
- Contemporary fitted kitchen with separate utility room
- Garage with electric roller door and useful loft storage Newly laid driveway providing parking for several vehicles
- Beautifully renovated detached bungalow
- Renovated by well-regarded local builder Danny Ward
- Spacious sitting room with attractive open fireplace
- Newly installed oil-fired central heating and private treatment plant
- **NO ONWARD CHAIN**

Location

Walcot Green is an attractive hamlet situated approximately one mile north-west of Diss town centre, enjoying a peaceful semi-rural setting whilst remaining conveniently positioned for both the town centre and the mainline railway station. Diss is a thriving market town offering an excellent range of local and national retailers, schooling through to sixth form level, a modern health centre, and an excellent selection of sporting and leisure facilities, including the nearby 18-hole golf course with driving range.

The mainline railway station provides regular intercity services to Norwich (approximately 20 minutes), Ipswich (approximately 23 minutes) and London Liverpool Street (around 90 minutes). The nearby A140 offers excellent road links to Norwich and Ipswich, both approximately 25 miles away, whilst the A143 provides access to Bury St Edmunds and the A14, connecting to Cambridge and the Midlands beyond.

Property

Occupying an idyllic setting whilst remaining within easy walking distance of Diss town centre and its excellent range of amenities, this beautifully presented detached bungalow has recently undergone an extensive programme of renovation by the highly regarded local builder, Danny Ward. The result is an exceptionally well-finished home combining contemporary styling with practical, well-planned accommodation. The property is entered via a sheltered entrance porch leading into a bright and welcoming reception hall, which provides access to the principal accommodation. The generous sitting room enjoys an attractive outlook over the front gardens and is centred around an open fireplace with an attractive tiled surround, creating a warm and inviting focal point.

The kitchen has been thoughtfully designed with an excellent range of contemporary French grey wall and base units, complemented by neutral tiled splashbacks, quality work surfaces and useful larder-style storage cupboards. Adjoining the kitchen is a spacious utility room providing additional storage, plumbing for white goods, a sink unit and a door giving direct access to the rear garden.

There are three well-proportioned bedrooms, two of which are generous doubles, together with a stylish family bathroom fitted with a white suite comprising a panelled bath, separate shower enclosure, wash hand basin and low-level WC, all complemented by modern neutral tiling.

A useful side passage links the property to the garage whilst also providing convenient access to the utility room. The garage itself benefits from a newly installed electric roller door and incorporates a staircase rising to a useful loft storage area.

Outside

The property occupies a generous plot and is approached via a newly laid driveway providing extensive off-road parking for several vehicles and access to the garage. The gardens extend around the side and rear of the property and are predominantly laid to lawn, interspersed with mature borders and a variety of established fruit trees, together with a large natural pond, creating an attractive and private outdoor space to enjoy throughout the seasons.

Services: Mains water and electricity are connected. Heating is provided via a newly installed oil-fired central heating boiler. Drainage is to a newly installed private treatment plant.

What3Words: ///musical.aviators.monorail

Viewing: Strictly by appointment with TW Gaze.

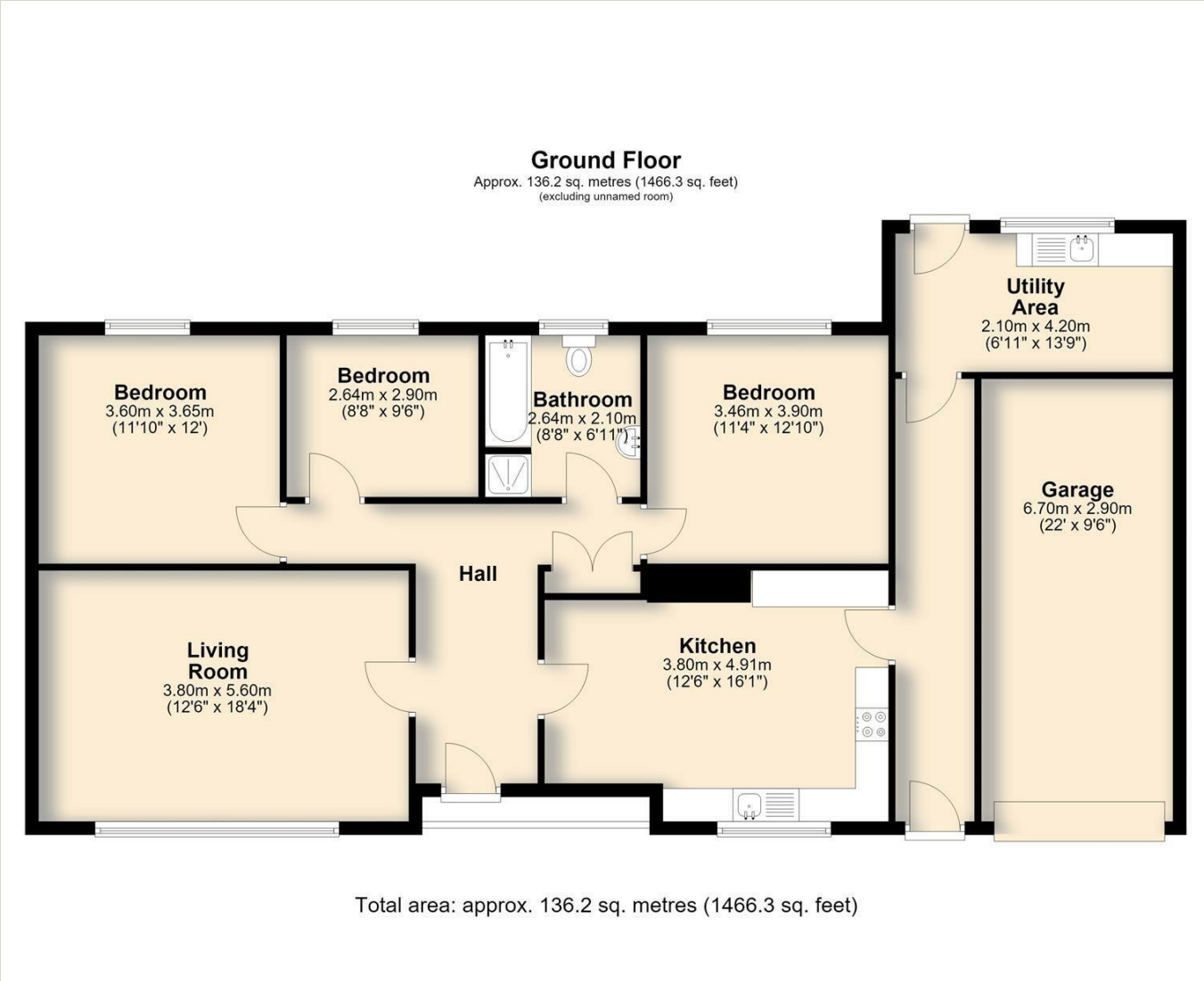
Tenure: Freehold

Council Tax: D

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Ref: 2/20304



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