



Higdon Close | Burston | IP22 5UG  
Price Guide £390,000

twgaze



# Higdon Close | Burston | IP22 5UG Price Guide £390,000

A spacious three-bedroom bungalow set within a generous 0.28-acre plot. The property offers light and versatile living space including a large living room, conservatory, and well-fitted kitchen, along with a standout garden, ample parking, and a garage.

- Spacious three-bedroom bungalow
- Well-fitted kitchen with separate utility room and garden access
- Loft with good headroom, previously used as a hobby room, with potential for conversion (STP)
- Driveway with ample parking and garage
- Generous living room with French doors to the garden
- Family bathroom and separate WC
- Generous 0.28-acre plot with lawn, mature borders, and fruit trees

## Location

The bungalow is set well within its plot in a small spacious development at the far end with fields to the rear. The village has a local school and a well regarded pub. For wider facilities the bustling market town of Diss is only 3 miles to the south and offers good shopping, social and leisure facilities as well as schooling to sixth form level. The town has a mainline rail station on the Norwich to London Liverpool Street line with a journey of 90 minutes. Norwich is around 20 miles by car and for those looking for the sea, the Heritage Coast around Southwold and Aldeburgh is around 40 minutes by car, or the famous Norfolk broads are a similar time to the north. This is a quiet area with easy access to wider amenities.







### Property

This spacious bungalow offers well-proportioned and versatile accommodation throughout. On entering, you are welcomed by a large, open hallway which sets the tone for the light and bright feel of the home.

The living room is a generous size, with French doors opening directly onto the garden, while the dining room also benefits from French doors leading into the conservatory, creating an excellent flow for entertaining and everyday life. The kitchen is particularly impressive, fitted with a wide range of units, complemented by a separate utility room with sink and direct access to the rear garden.

There are three bedrooms, two of which enjoy fitted wardrobes, together with a family bathroom and a separate WC. The loft provides useful space with good headroom, previously used as a hobby room and offering potential for conversion into additional accommodation, subject to the relevant permissions.

### Outside

The property stands within a generous plot of approximately 0.28 acres. The garden is one of the property's standout features, mainly laid to lawn with established borders and a variety of mature trees including apple, plum and walnut. It provides a delightful outdoor setting with plenty of scope for gardening and leisure.

To the front and side, a driveway provides ample off-road parking and leads to the garage, which offers further parking or useful storage.

### Services

Mains water and electricity, mains drainage, Heating is provided via an Oil Boiler

### How to get there

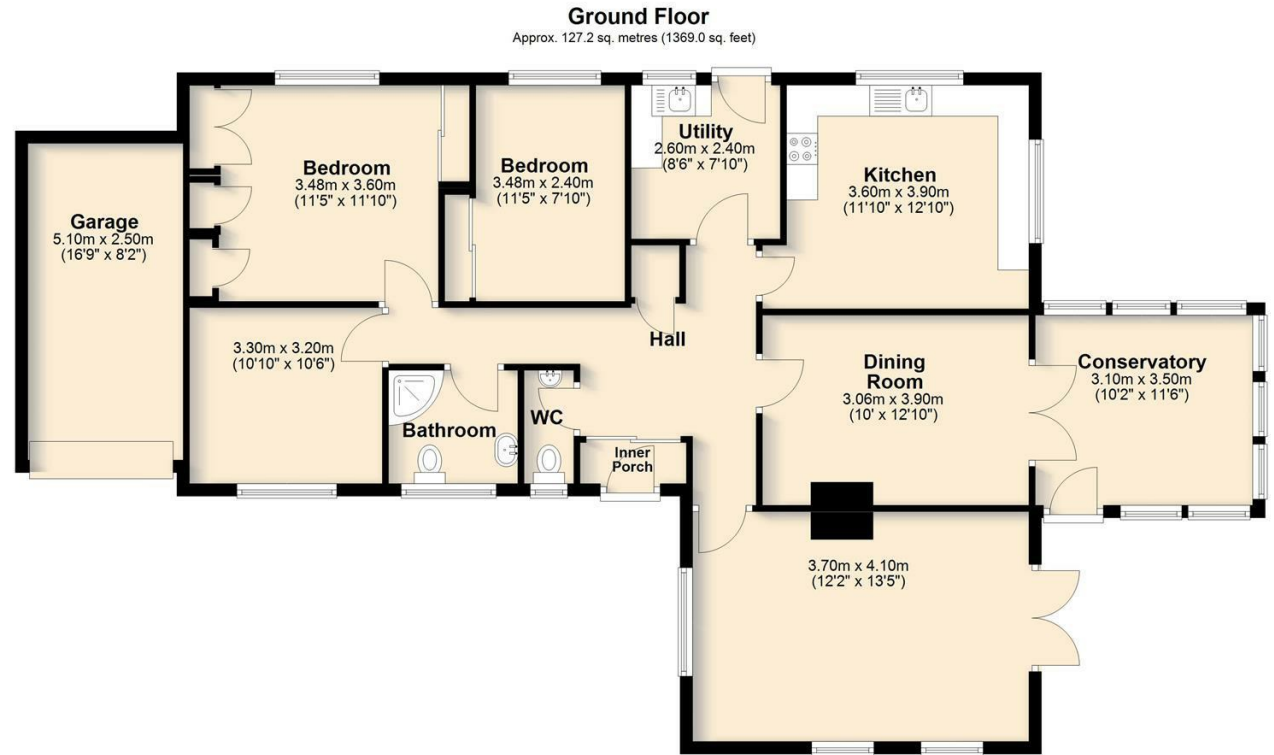
What3words [///dumps.interests.score](https://www.what3words.com/dumps/interests.score)

### Viewing

Strictly by appointment with TW Gaze.

### Freehold.

Council Tax Band: D



Total area: approx. 127.2 sq. metres (1369.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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