



6 PEARMAN ROAD  
DISS IP22 4LZ



A two double bedroom detached bungalow located in a well regarded residential with the benefit of driveway and single garage.

**Situated in a sought-after residential area, this detached bungalow offers thoughtfully laid out accommodation. You are welcomed into a spacious entrance hall, providing access to all rooms with the exception of the conservatory, which is conveniently, reached via the kitchen. The generously sized sitting/dining room benefits from a large front aspect window, creating a bright and airy atmosphere. The well-equipped kitchen also provides a doorway to the conservatory, which includes plumbing for a washing machine. Completing the accommodation are two double bedrooms and a practical wet room.**

**Outside, the property features a front garden and a driveway providing off-road parking and leading up to the single garage, which has an electric roller shutter door with power and light connected. The rear garden boasts a paved terrace lawn area and beds and borders.**

#### LOCATION

Diss offers excellent amenities including schools, health facilities,

sports facilities, regular bus service and main line railway station to London (Liverpool Street). Norwich, Ipswich and Bury St Edmunds are all about 22 miles.

#### SERVICES

Gas fired central heating. Main electric, water and drainage are connected. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

#### LOCAL AUTHORITY

South Norfolk District Council  
Council Tax Band C

#### ENERGY PERFORMANCE

E Rating

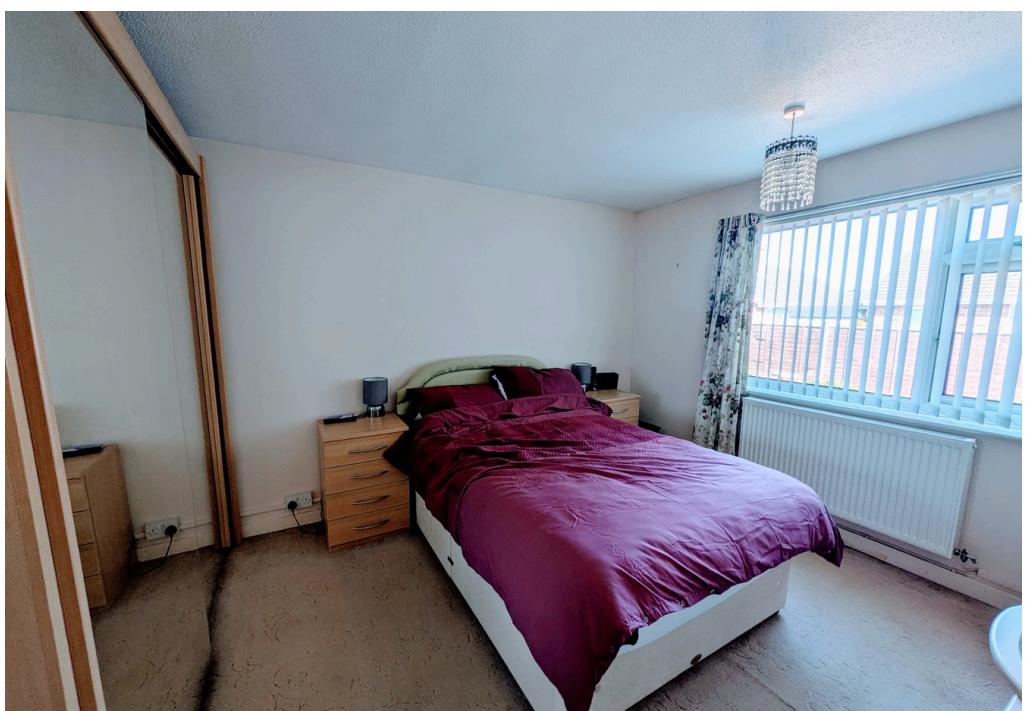
#### AGENT'S NOTE

The property is steel framed construction.

#### VIEWING

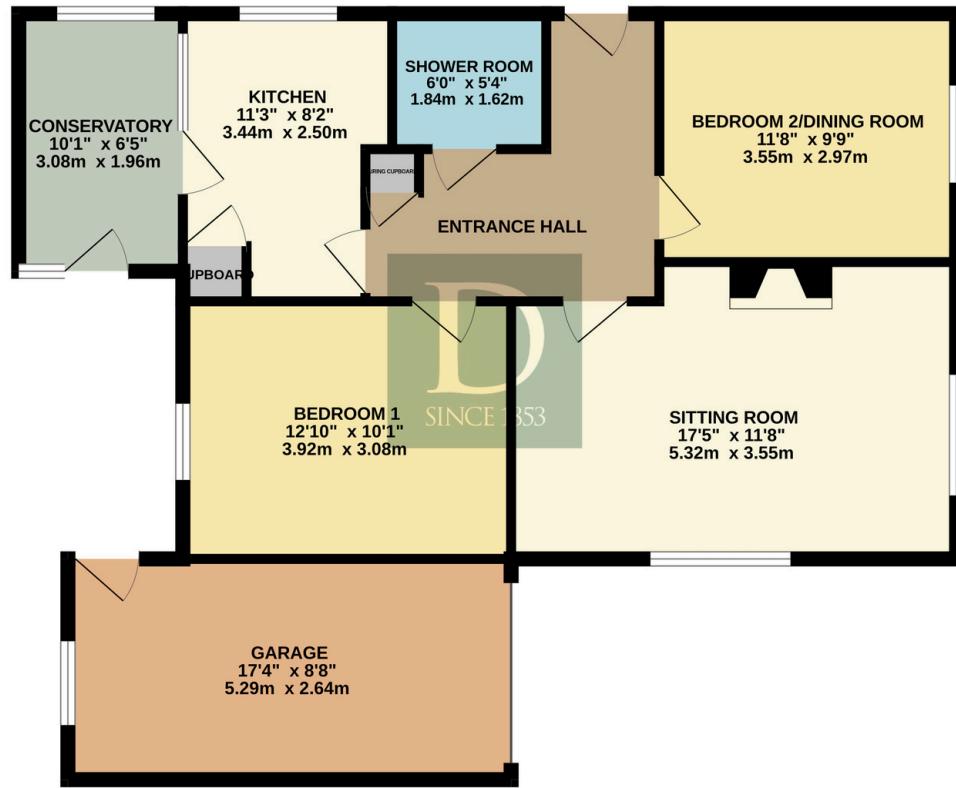
Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.





## FLOOR PLAN

GROUND FLOOR  
857 sq.ft. (79.6 sq.m.) approx.



## LOCATION PLAN



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

### IMPORTANT NOTICE

#### Durrants and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### CONTACT US

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