



Whittley Parish

Gissing Road, Burston, Diss, IP22 5UD

Guide Price £525,000 - £550,000



Property Features

- No onward chain
- Brand new kitchen
- Brand new bathrooms
- New flooring
- New CH boiler
- 0.75 acre
- Double garage
- Council Tax Band F
- Freehold
- Energy Efficiency Rating D.

Full Description

Located towards the outskirts of the village of Burston, the property enjoys a lovely rural but yet not isolated position, close to the neighbouring village of Gissing and lying three or so miles to the north of Diss. Burston is a delightful and tranquil village found close to the south Norfolk borders and offers a lovely assortment of many period and modern properties with good local amenities including schooling, a popular public house (being half a mile away), church, village hall and playing fields. The historic market town Diss provides a more extensive and diverse range of many day to day amenities and facilities with the benefit of the main line railway station with regular/direct services to London Liverpool Street and Norwich.

The property comprises of a four bedroom detached bungalow of traditional brick and cavity wall construction (recently insulated) under a pitched interlocking tiled roof with pleasing colourwash rendered elevations. The bungalow has been the subject of a significant refurbishment programme and finished to a very high specification throughout. The works have included replacement sealed unit upvc double glazed windows and doors, new fitted kitchen, new bathroom and en-suite, new flooring and re-decoration throughout, new oil-fired boiler and tank and the addition of a utility room. There is a great deal of versatile living space within being in the regions of 1400 sq ft. Externally, the property is found off a small country lane and is approached via a shingle driveway leading to a double detached garage located to the rear boundaries measuring 5.61m x 5.65m with x2 up and over doors to front, power/ light connected and storage space within eaves. The grounds extend in the regions of 0.75 acres with a mature and productive orchard, secluded rear gardens with a newly laid patio area which abuts the rear of the property. This is accessed via bi-folding doors and all backing on to the open countryside giving pleasing and peaceful views over farmland.



ENTRANCE HALL 30' 6" x 4' 1" (9.32m x 1.25m)

Access via a composite double glazed door to the front, oak internal doors to all bedrooms, bathroom and utility, hatch to loft space and further door to:

KITCHEN/DINER 26' 7" x 13' 4" narrowing to 10' 11" (8.11m x 4.08m narrowing to 3.35m)

Stunning fitted kitchen with cream shaker style base and wall units with solid wood work surfaces over and matching upstands, ceramic sink with flexible multi-function spray tap, space housing Belling range stove, integral appliances to include fridge, freezer, microwave and dishwasher, 2 x front aspect windows, bi-fold doors giving access to the rear garden, double French doors to:-

LOUNGE 20' 3" x 13' 4" (6.18m x 4.08m)

Spacious room flooded by plenty of natural light from the front aspect window and bi-fold doors overlooking the rear garden. The focal point of the room is the feature cast iron fireplace with an inset bio ethanol fire set upon a granite hearth.

MASTER BEDROOM 12' 3" x 12' 0" (3.75m x 3.66m)

With side aspect window and door to:-

ENSUITE 8' 0" x 7' 8" (2.44m x 2.35m)

Three piece suite in white comprising quadrant shower cubicle, low level WC, his and hers sinks with storage cupboards beneath, chrome towel radiator, tiled floor, rear aspect frosted window.

BEDROOM TWO 12' 0" x 10' 5" (3.66m x 3.2m)

With front aspect window, door to built-in wardrobe, new carpet.

BEDROOM THREE 12' 0" x 10' 5" (3.66m x 3.2m)

With side aspect window.

BEDROOM FOUR 12' 0" x 7' 8" (3.66m x 2.36m)

With side aspect window, chimney breast with opening.

FAMILY BATHROOM 12' 0" x 8' 0" (3.66m x 2.44m)

Four piece suite comprising quadrant shower cubicle, double ended slipper bath, hand wash basin set upon vanity unit with drawers beneath, chrome towel radiator, tiled floor, side aspect frosted window.

UTILITY ROOM 9' 10" x 7' 8" (3.00m x 2.35m)

With further base units and solid wood work surfaces over, ceramic sink with mixer tap over, plumbing for washing machine and space for tumble dryer, space for further upright appliance, floor standing oil fired central heating boiler, rear aspect window, door to rear garden.

OUR REF: LO780



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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