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*The Street, Winfarthing,*  
Nr Diss, Norfolk.

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ESTATE AGENTS

## *The Street, Winfarthing*

A detached bungalow situated in this village location and sitting on a good size plot of approximately 0.22 acres (sts). The property has a dual aspect sitting room, three bedrooms and has been extended to the rear making a spacious utility room.

### **Accommodation comprises briefly:-**

- Entrance Porch
- Entrance Hall
- Sitting Room
- Kitchen
- Spacious utility room
- Three bedrooms
- Family bathroom
- Front and rear gardens
- Off-road parking for several vehicles
- Outbuildings
- Total plot of 0.22 acres (sts)



### **The Property**

A uPVC door leads into an entrance porch which leads into the entrance hall with airing cupboard and night storage heater. The sitting room is located to the front of the bungalow and has dual aspect uPVC double glazed windows and a feature open fire place. A door leads into a kitchen with worktop with inset sink and drainer and a range of base and wall cupboards, breakfast bar and uPVC window. The utility room has been added to the property by the current owners and is fitted with a worktop with recesses under with space for washing machine and tumble dryer. There are uPVC double glazed French doors providing access to the garden and a further single door. From the hall there is access to three bedrooms which are all heated by night storage heaters and have uPVC double glazed windows. The bathroom comprises panelled bath with shower over, low level WC and pedestal wash basin.

### **Outside**

A driveway provides off road parking for several cars and leads to a concrete hard standing space. The front garden is mainly laid to lawn and is enclosed by a brick wall and conifer hedging. The garden continues round to a further lawned area where you will find the septic tank and a timber and felt roofed workshop and prefabricated store.



### Location

Winfarthing is a small village approximately five miles North of Diss. The village has a public house and well regarded primary school with further facilities available in Diss. Diss itself is a popular market town with a wide selection of shops and amenities. There is a mainline train service to Norwich, Ipswich and London Liverpool Street with connecting trains to Cambridge, Peterborough and Nottingham. Secondary schools can be found in Diss, Attleborough and Old Buckenham.

### Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

### Services

Economy 7 storage heating and immersion for hot water.  
Mains electricity and water.  
Private drainage.  
Energy Rating: tbc

### Local Authority:

South Norfolk District Council  
Council Tax Band: C  
Postal Code: IP22 2ED

### Tenure

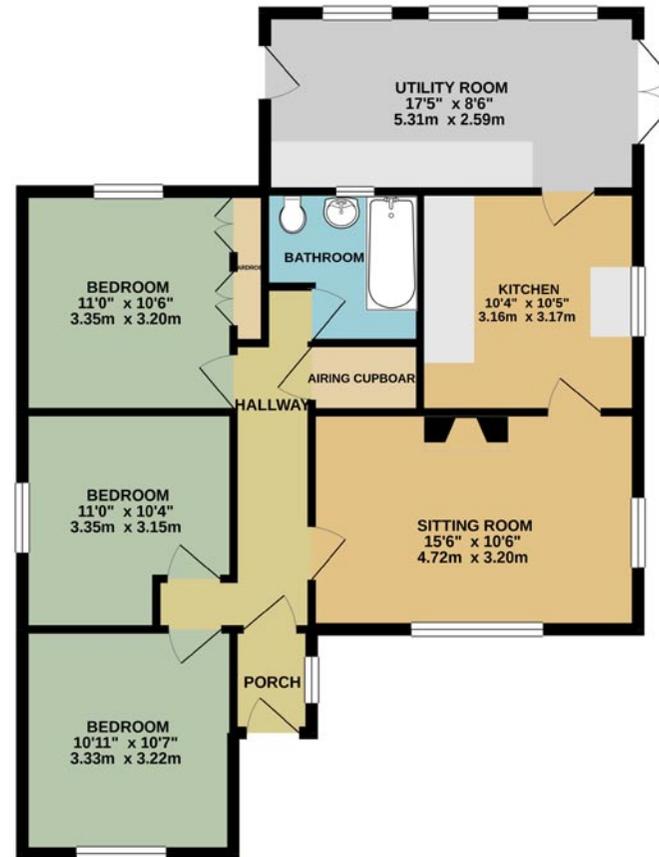
Vacant possession of the **freehold** will be given upon completion.

### Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Guide Price: £265,000**

GROUND FLOOR  
870 sq.ft. (80.8 sq.m.) approx.



TOTAL FLOOR AREA: 870 sq.ft. (80.8 sq.m.) approx.

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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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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