



Brewers Green Lane, Diss, IP22 4QP
Guide Price £480,000 - £495,000

twgaze

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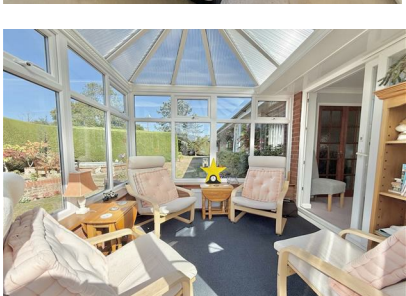
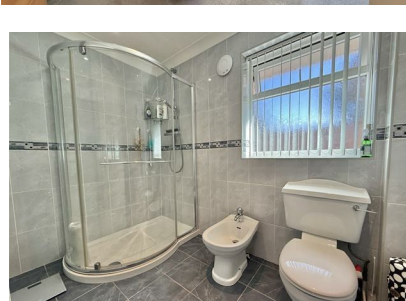
Spacious detached bungalow in non-estate position. Good degree of privacy. Established, landscaped gardens with sun deck, lawns and fish pond. Decent size kitchen/breakfast room. Living Room with bay window. Viewing essential!

- Detached bungalow which has been extended in past years
- Ability to flex use the reception rooms
- Non-estate position benefitting a good level of privacy
- Living Room with bay window
- Garage and large driveway
- Approximately 1200 sq.ft of accommodation
- Established and well maintained gardens
- Spacious kitchen/breakfast room with supporting utility and separate WC
- Conservatory which opens onto sun deck
- Viewing essential

Location

Brewers Green Lane is a popular non-estate position within Diss. The bungalow is the last property on the left heading away from the town along the Lane, thus benefitting from a countryside feel, yet being only a 10 minute walk from the shops and all the town centre has to offer. Diss has an excellent range of local and national shops/retailers, public houses and restaurants, along with sporting facilities, health centre, library, fine church and schooling to sixth form level. There is a mainline railway station providing frequent commuter services to Norwich, Ipswich and London Liverpool Street (in around 90 minutes). The regional retail, cultural and business centre of Norwich lies approximately 23 miles to the north and the historic town of Bury St Edmunds some 24 miles to the south west. The Suffolk Heritage Coast at Aldeburgh, Southwold and Walberswick is about an hour's drive away.





The Property

Tucked away behind established hedging, this attractive bungalow has been extended over the years to create a surprisingly generous home, with accommodation extending to around 1,200 sq ft. The property is well presented throughout and has an immediately comfortable and welcoming feel. An inviting entrance hall provides access to the principal living spaces, including a pleasant sitting room with a bay window and a particularly generous kitchen/breakfast room, complemented by a useful utility room and separate WC. There are three reception rooms in total, providing plenty of flexibility, with the option for one to be used as an additional bedroom if required. A well-positioned conservatory enjoys views across the garden and provides a lovely connection between the house and outside space. At the opposite end of the bungalow are two good-sized double bedrooms, together with a stylish, tiled shower room. Overall, this is a comfortable and versatile home, with a layout that can readily adapt to suit different needs.

Outside

The property is approached from the road via a gated brick-weave entrance, with the driveway flanked by established conifer hedging which creates an impressive sense of arrival as you approach the bungalow and garage. From here, the gardens open out into well-maintained lawns, complemented by a variety of established flowers, shrubs and planting. Conifer hedging continues around the front and side boundaries, providing a good degree of privacy and creating a pleasant, enclosed setting. Just off the conservatory is a raised sun deck, ideally positioned for enjoying the afternoon sun, with steps leading down onto a further area of lawn and a dedicated vegetable growing area. There are also two useful garden sheds, both benefiting from a power supply and providing practical storage.

Services: Mains electricity and water are connected. Gas central heating. Private drainage

Agents note: Public footpath located behind the hedge (not visible from the bungalow) edges one boundary of the property.

The septic tank drains into a nearby ditch.

How to get there: W3W: ironic.developed.stone

Viewing: Appointment by TW Gaze

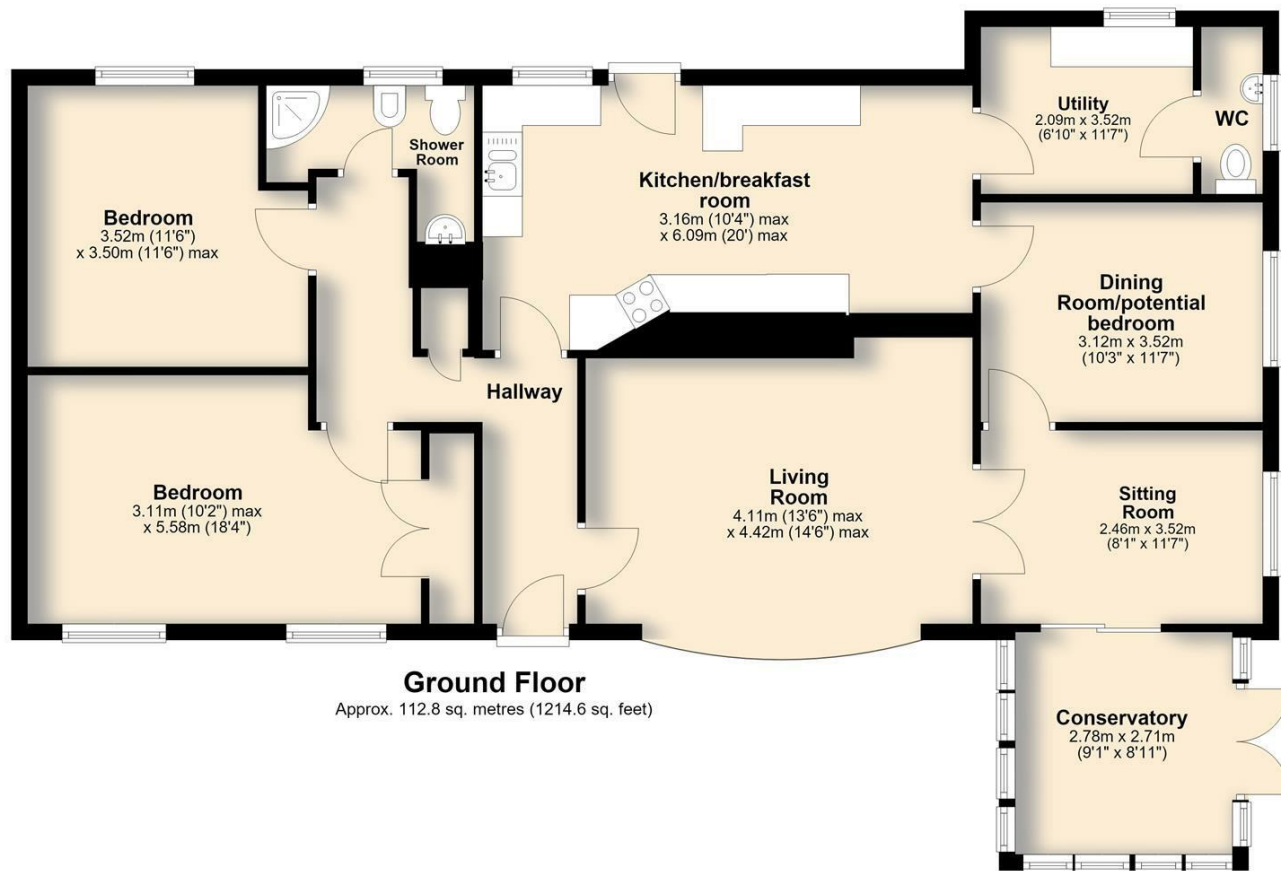
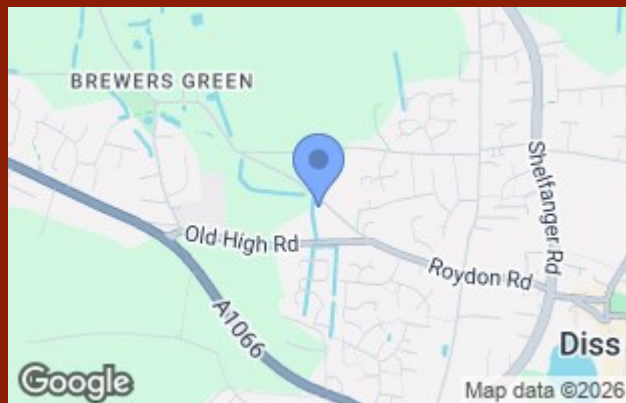
Council tax: D

Freehold

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: 2/20339/KH



Total area: approx. 112.8 sq. metres (1214.6 sq. feet)

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

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