



Pursehouse Way, Diss, Norfolk

Harrison Edge
Estate Agents

This 'stand out' bungalow within the Close sits nicely back from the road behind a good depth of garden enabling a long driveway capable of taking three cars in tandem. Internally, the 2 double bedroom interior includes central hallway, double access reception room plus conservatory at the rear.

- Detached bungalow
- 2 Double bedrooms
- Conservatory
- Garage with long driveway
- Gas radiator heating
- Double glazed windows & doors

Location

Pursehouse Way is a well regarded residential area well connected to the town centre by way of footpaths linking to Skelton Road, Victoria Road and the rail station. Set nicely back from the road behind a surprisingly large and wide frontage, the property enjoys an open aspect towards Pearce Road and Ives Close. Diss, being one of the principle towns within this part of Norfolk, offers an extensive range of facilities and retains an historic core known as the Heritage Triangle. Major High Street names combine with an eclectic mix of small businesses and nurseries, schools, doctors and dentists along with vets serve a wide and interesting local population. A great number of activities are catered for too such as golf at the 18 hole Course, Squash, Cycle Club, Tennis Club and the Indoor Swimming Pool along with a choice of Gyms. The mainline rail station opens the area to the world with services between Norwich and London Liverpool including the opportunity to stop at Stratford for connections to Eurostar. Equally, connections at Stowmarket/Peterborough and Norwich, open up the rest of the country.

Description

This detached two bedroom bungalow was constructed in the mid 1980's by local builder Derek Ingram the company continuing to trade today as Ingram Homes. Always regarded highly within the local market against their peers, the properties built, be they houses of bungalows were renowned for having solid block walls throughout, both downstairs and up. This particular example, of red facing brick beneath an interlocking tiled roof, presents particularly well having been refurbished by the current owner. The notable front garden has been

remodelled to now be grass setting off the approach and showing the property off well within the close. A surprisingly long gravelled driveway also stands out given two or even three cars can be parked in tandem in front of the garage beyond. Internally, the accommodation features a central hallway enabling a good flow and in addition to the original layout, a sizeable conservatory has been added to the rear. Windows are double glazed and gas fired radiator heating installed. Of particular note for some might also be the bathroom has been adapted to now be an easy to use Wet Room with drained floor.

Entrance Porch: A PVCu outer door opens to an initial space where an inner door leads through to...

Hallway: Extending into an L-shape and serving all spaces save for the Conservatory at the very rear. A doorway into the lounge is currently not used due to the owners furniture configuration but if 'freed up' would create a pleasing circular flow through to the dining area, kitchen and back to the hall. Single radiator. Access to loft space. Built-in airing cupboard with hot water storage tank.

Lounge: 21'2" (6.45) x 13'10" (4.22) overall reducing to 8'11" (2.72)

Featuring a box window to the front elevation providing the room with good natural light from the southerly aspect and a good open aspect. French windows to the dining end open out to the garden at the rear. Two double radiators. Television point etc.

Kitchen: 10'11" x 9'11" (3.33m x 3.02m)

Fitted around three walls providing worktop above cupboard and drawer storage options along with tall pull-out 3-section racking at one end. Wall cupboards match, complete with cornice and pelmet and provide additional storage facility. Built-in Bosch oven with New World hob complete with a filter hood above. Stainless steel sink unit with mixer tap. Plumbing for washing machine plus two further appliance spaces. A smart laminate tiled floor extends through to...

Conservatory: 11'2" x 10'4" (3.4m x 3.15m)

A well proportioned space of PVCu double glazed framing set on a brickwork base and with french windows leading out to the garden.

Bedroom 1: 12'2" x 10' (3.7m x 3.05m)

Situated at the rear of the bungalow with window overlooking the garden. Fitted wardrobes extend along one wall providing extensive storage. A further cupboard to one corner houses the gas fired Worcester boiler supplying domestic hot water and radiators. Single radiator.

Bedroom 2: 10'10" x 8'11" (3.3m x 2.72m)

With window to the front elevation providing an outlook across the lawned front garden, beyond the laurel hedge to a wide open aspect towards Pearce Road and Ives Close. Single radiator.

Wet Room: With drained floor and Mira Mini Duo shower unit along with pedestal wash basin and low level wc. Fully tiled walls. Single radiator. Window to the front elevation.

Outside: The re-landscaped front garden, having been gravel and stone previously is a much more attractive lawned area of surprising size set behind a young laurel hedge. To the side is a length of gravel drive leading to the DETACHED GARAGE and which will allow at least two if not three cars to park in tandem. The garage, set slightly to the rear of the bungalow has a convenient garden gate to one side making it easy for everyday comings and goings. The up and over door opens to an internal space measuring approximately 17'2 x 8'11 (5.24m x 2.73m) where power and light is connected and a side door leads to and from the garden. Behind the garage is yet more space currently filled with a useful GARDEN SHED. The remainder of the garden is lawned up to a deep planted border of well manicured shrubs with a screen of conifers behind.

Services: The vendor has confirmed that the property benefits from mains water, electricity, gas and drainage.

Important Notice: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Harrison Edge has no authority to make or give in writing or verbally any representations or warranties in relation to the property. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all the necessary planning, building regulation or other consents. Harrison Edge have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting any property.

Postal Address: 12 Pursehouse Way, Diss, IP22 4ET

Local Authority: South Norfolk District Council, Swan Lane, Long Stratton, NR15 2XE T: 01508 533 633

Council Tax: The property has been placed in Tax Band C.

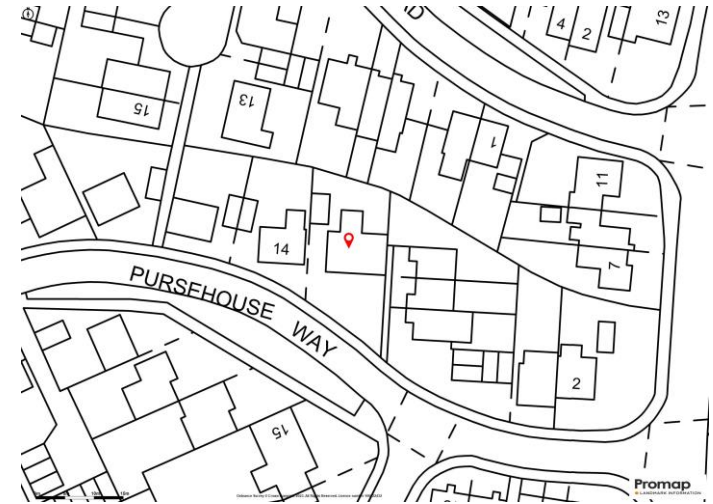
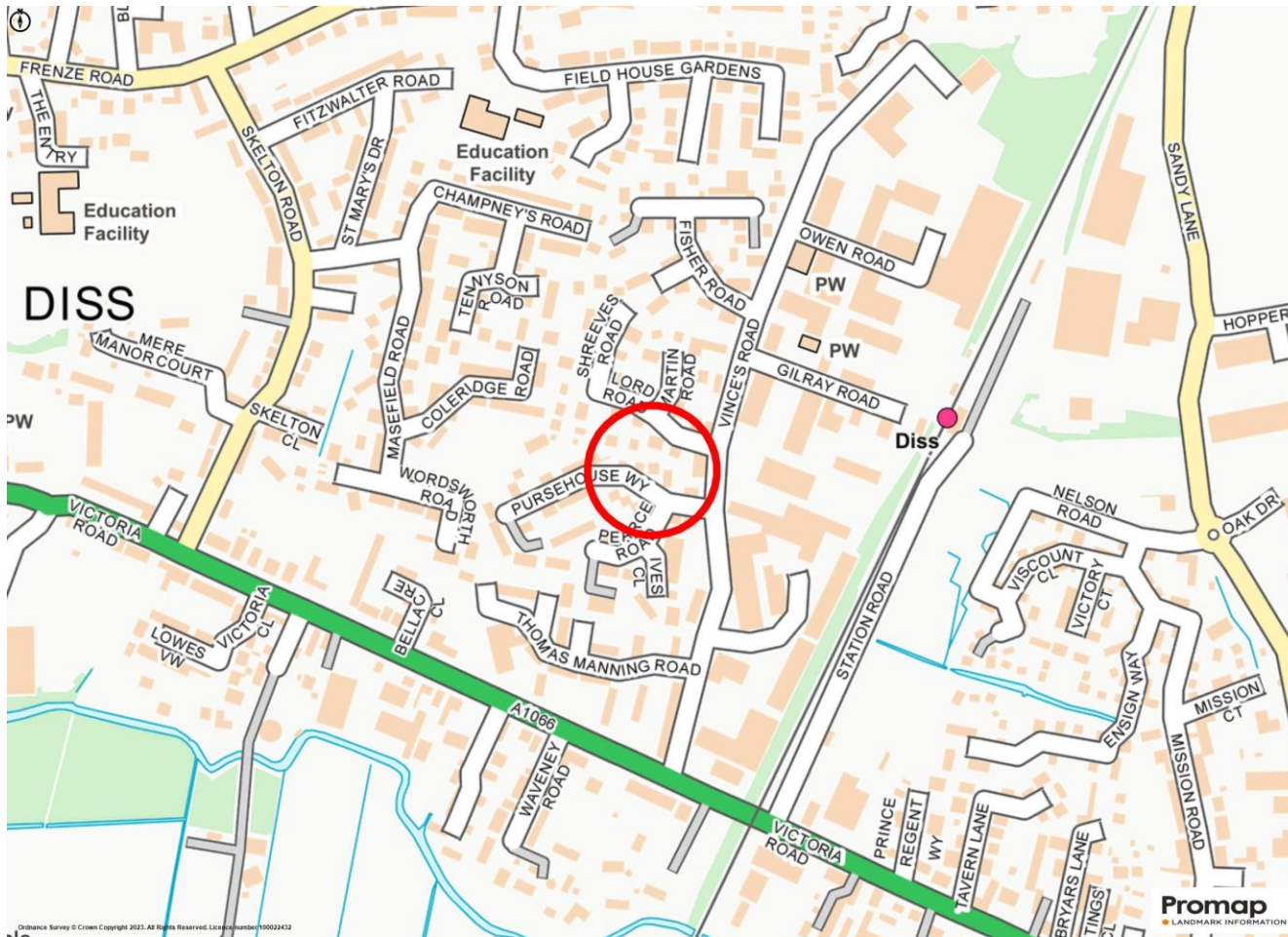
Tenure & Possession: The property is for sale freehold with vacant possession upon completion.

Fixtures & Fittings: All items normally designated as tenants fixtures & fittings are specifically excluded from the sale unless mentioned in these particulars.

Viewing: Strictly by prior telephone appointment with the vendors agent Harrison Edge T: +44 (0)1379 871 563

Directions

Pursehouse is easily found by car by turning into Vinces Road at the traffic lights. Take the second left into Pursehouse Way whereby No.12 will be found on the right hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C	70	
(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	

GROUND FLOOR
954 sq.ft. (88.6 sq.m.) approx.



TOTAL FLOOR AREA: 954 sq.ft. (88.6 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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