

# 28 HOSE AVENUE

ROYDON, DISS IP22 5RN





A spacious and highly versatile detached bungalow on a corner plot with a detached double garage. Located in a popular residential position within Roydon.

**The property is a spacious and highly versatile accommodation. It is location on an excellent corner plot and secluded garden. The property is approached from the road via a tarmac driveway offering additional parking for several cars, plus a large area to the side of the bungalow.**

**The front door opens to the hallway which runs through the centre of the bungalow. There are 4 bedrooms of which two are at one end with a w. c. and two are at the other end of the hall with the main bathroom with corner bath. Whilst current set out as 4 bedrooms, they can be used for a variety of purposes, subject to the need of the buyers. There is a large double aspect sitting/dining room with French doors to the garden and a spacious kitchen/breakfast room which is comprehensively fitted with a range of wall and base units plus a breakfast bar.**

**In addition to the driveway, there is a detached double garage, accessed from the adjacent road. The garden is a good size and laid to lawn. It offers an exciting blank canvas for landscaping.**

#### 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. Mains water, drainage and electricity 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 D

#### ENERGY PERFORMANCE

D

#### VIEWING

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





NO FORWARD CHAIN

## FLOOR PLAN

GROUND FLOOR  
1386 sq.ft. (128.8 sq.m.) approx.



TOTAL FLOOR AREA : 1386 sq.ft. (128.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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### CONTACT US

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