



Heywood Avenue | Diss | IP22 4DN  
Offers In The Region Of  
£380,000

twgaze

# Heywood Avenue | Diss | IP22 4DN Offers In The Region Of £380,000

Well-presented three-bedroom bungalow in a popular part of Diss, offering spacious living areas, a generous garden, and parking with garage access from the rear. A great opportunity for those seeking single-storey living close to town amenities.

- Three-bedroom detached bungalow
- Large kitchen diner overlooking the garden
- Comfortable living room and sunny dining area
- Conservatory with views of the rear garden
- Fitted wardrobes in two of the bedrooms
- Driveway parking for several vehicles and garage with electric door
- Attractive garden with patio, trees, and mature hedging
- Walking distance from the town's amenities

## Location

This bungalow is very well positioned at the end of a quiet cul-de-sac towards the edge of town. The town is a brisk walk away and provides an excellent range of facilities including supermarkets, a wide array of interesting independent shops, health centre, schooling to sixth form level and a variety of community activities and sports facilities for all ages and abilities. Diss also has a mainline rail service giving easy access to Norwich to the north in 20 minutes and London Liverpool Street to the south in around 90 minutes. For those who enjoy the sea, the coastal areas to the north and east are within around 45 minutes by car and The Norfolk Broads, an area of outstanding natural beauty, is slightly closer.

## Property

Located in a popular residential area of Diss, this well-laid-out three-bedroom bungalow offers generous living space and a practical layout. The large kitchen diner sits at the rear of the property and enjoys views over the





garden, providing a great space for day-to-day living. A comfortable living room connects to a bright dining area, which leads through to a conservatory – a great spot to relax and enjoy the outlook.

There are three bedrooms, two of which include fitted wardrobes, and a family bathroom with a corner bath, wash basin, and low level WC. The property offers plenty of natural light and flexible space, making it ideal for those looking for single-storey living in a well-connected and established part of town.

#### Outside

The rear garden is an attractive and private space, mainly laid to lawn with a selection of decorative trees and mature hedges. A patio area, accessed from both the conservatory and rear porch, offers a great spot for outdoor seating and dining. Parking is located at the rear, with space for multiple vehicles, and access to a garage with an electric sliding door. The combination of a quiet location, good-sized plot, and convenient access to town makes this a home well worth viewing.

#### Services

Mains water and electric. Heating is provided by a recently installed Worcester gas boiler.

#### How to get there

[///youth.elsewhere.sculpting](http://youth.elsewhere.sculpting)

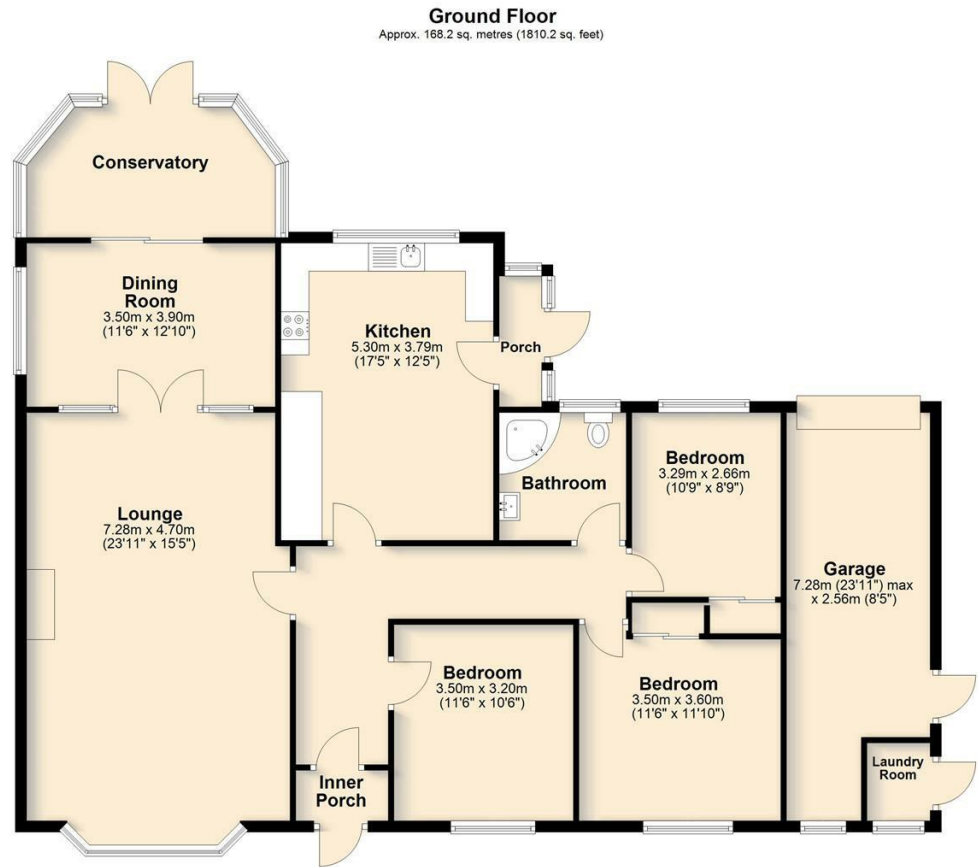
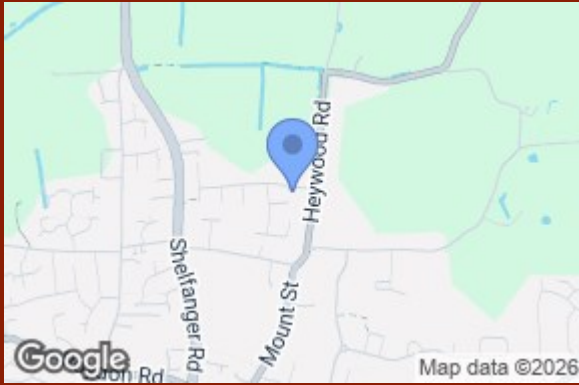
#### Viewing

Strictly by appointment with TW Gaze

#### 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.



Total area: approx. 168.2 sq. metres (1810.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(11-11) B			
(10-10) C		69	78
(5-8) D			
(3-5) E			
(1-2) F			
(1-2) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

10 Market Hill  
Diss  
Norfolk  
IP22 4WJ  
01379 641341  
prop@twgaze.co.uk