



Ashville
19 Common Road
Bressingham
Diss
IP22 2AX

Guide Price £550,000





- Substantial 3 bedroom Chalet house
- Nearly 2,400sqft of living space
- Set in spacious grounds of 0.31 acre
- Annex potential with independent access
- Easy access to mainline rail station

Location -This well presented chalet style house/bungalow is in a quiet location set at right angles to the road and well positioned within its plot with plenty of parking to the front. Bressingham is a medium size village which is quite spread out and retains its village shop which is a brisk walk away, primary school and fine church. The surrounding countryside is gently undulating and offers many country walks. The bustling market town of Diss is just two miles to the east and provides an excellent range of local and national shops including three supermarkets, schooling to sixth form level, sporting and social facilities such as rugby, tennis, squash and bowls clubs plus an 18 hole golf course. For those needing access to the wider world, Diss has a mainline rail station on the Norwich to London Liverpool Street line with a journey to London of around 90 minutes, Norwich and Ipswich are around 25 miles away and Bury St Edmunds some 18 miles. This is a bungalow which offers a quiet village location with easy access to facilities.





Property

Ashville was built in the 1980's and is one of those deceptive properties which offers much more than first appears. The ground floor has an extension to the side which was formerly the garage but has been converted to a single room with a second kitchen and sitting area which would be ideal as an annex or could be used to run as a business and because of the configuration of the space there is a natural degree of separation already, but this could be enhanced with very small changes. This is a great property for entertaining and has very flexible living space extending to around 2400sq ft which includes three reception areas and a very well equipped kitchen with soft close drawers, Belling cooking range, large fridge/freezer and wine chiller set into the granite topped island unit. This room opens direct into one of the reception rooms making it an ideal 'hosts' kitchen. The two first floor bedrooms are both ensuite with either a bath or shower room and all sanitary ware throughout the property, is in white. The main bedroom also has a large walk-in dressing area.

Outside

Set back from the road, Ashville has a large tarmacked parking area to the front with various flower beds. The main garden is to the sides and rear and has well tended lawns, flower beds and some mature trees. Close to the house are areas of patio and at the foot of the garden is a timber summer house, ideal to enjoy the grounds

The owners have been keen gardeners, and the grounds were originally landscaped by Blooms of Bressingham and therefore contain a number of specimen plants. Overall the plot extends to 0.125ha (0.31ac)

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Services

Mains water, electricity and drainage are connected to the property. Oil fired boiler providing heating to radiators and domestic hot water.

Directions

From Diss heading out along the A1066. Just after Blooms garden centre turn right. Go past Bressingham School and turn right at the 'T' junction. Head out of the village into open countryside and then back into the second part of Bressingham. At Pillar Box Corner turn left into Common Road and Ashville will be found in around 250metres on the left soon after the bend.

Viewing – Strictly by appointment by TWGaze

Freehold

Council Tax Band -

Ref -I9417/KH

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	61	
(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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