



## SANDY LANE, DISS

**£1,380 PCM**

Spacious detached bungalow on the edge of Diss town. The property benefits from 2 reception rooms, 4 bedrooms, kitchen/breakfast room, utility and laundry rooms and plenty of outside space with ample off road parking.

**LET AGREED**

- Holding Deposit £320
- Bungalow
- 4 Bedrooms
- 2 Reception Rooms
- Off Road Parking
- Large Garden
- EPC = D
- Council Tax Band D
- Deposit £1590

## LOCATION

The bungalow is located on the edge of town, with easy access to the town centre and local amenities. Diss offers excellent amenities including shops, supermarkets, 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.

UPVC front door into entrance hall, the flooring is tiled by the front door and the remainder of the hallway benefits from vinyl flooring. Leading to the rest of the property.

## LAUNDRY ROOM

Worktop with plumbing for a washing machine and space for another undercounter appliance, oil boiler, radiator and window to the side aspect.

## KITCHEN/BREAKFAST ROOM

Modern kitchen with a range of base and wall units. Integrated fridge/freezer, inbuilt electric oven and hob with extractor hood. Large window overlooking the garden to the rear of the property.

## UTILITY AREA

Fitted base units with a single inset sink and worktop and partially tiled wall. Space and plumbing for a dishwasher and door leading to:

## WC

White two-piece suite comprising of low level WC and wash basin.

## BEDROOM 4/STUDY

Dual aspect windows overlooking the rear garden, carpet flooring, radiator and internal door to garage.

## DINING ROOM

Dual aspect windows overlooking the rear garden and side garden of the property. Carpet flooring and radiator.

## LIVING ROOM

Spacious living area with window overlooking the front garden, patio doors leading to the rear garden. Feature fireplace and display alcove, vinyl flooring throughout.

## BEDROOM ONE

Master bedroom with inbuilt wardrobes, window to front aspect, radiator and carpet flooring.

## BEDROOM TWO

Good sized double bedroom with inbuilt wardrobes. Dual aspect windows to the front and side. Carpet flooring and radiator.

## BEDROOM THREE

Carpet flooring, radiator, window to the side aspect. Single inbuilt wardrobe.

## BATHROOM

Newly fitted three-piece suite comprising of low level WC, hand basin and bath. Separate enclosed electric shower cubicle. Vanity unit with mirror and inbuilt lights. Vinyl flooring, tiled walls, radiator and heated towel rail.

## OUTSIDE

Gated driveway with ample parking and garage. The property is surrounded by lawned areas, to the front there are fruit trees and hedging for privacy. To the side of the property is a small patio area. To the rear of the property and off the living room is a larger patio area and garden mainly laid to lawn.

There are three outside rooms that can be used for storage or outdoor entertaining.

AGENTS NOTE - Pets Negotiable.

COUNCIL TAX BAND D - South Norfolk District Council (£2,507.53 2025/2026)

## TENANCY TERM

Available for a long term let with an initial 12-month fixed term tenancy.

Viewings - Strictly by appointment with Kings & Co Lettings

References are undertaken and are subject to a minimum 3 day turnaround. The tenancy will not commence until we have received satisfactory references.

All adults wishing to live at the property will be named on the Tenancy Agreement. The Tenancy Agreement will provide for all persons under the tenancy to be joint and severally liable for the covenants contained therein.

We endeavour to make our property details accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective renters only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Council Tax Band: D (South Norfolk District Council)

Deposit: £1,590

Holding Deposit: £320

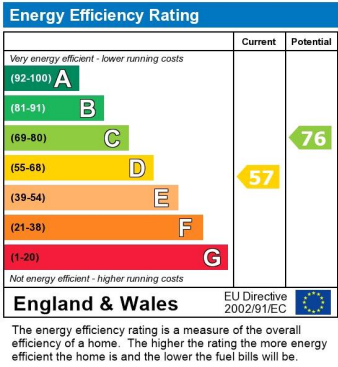
Parking options: Off Street

Garden details: Front Garden, Rear Garden  
Electricity supply: Mains  
Heating: Oil  
Water supply: Mains









Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.