



Arch Bungalow Rectory Road, Gissing

Diss



Minors & Brady

Arch Bungalow Rectory Road

Gissing, Diss

Life in Gissing has a wonderfully unhurried rhythm, and this detached bungalow captures that feeling from the outset. It's the kind of home that immediately invites you to imagine slow weekend mornings, doors open to the garden and light-filled spaces that naturally draw people together. Offered chain free and thoughtfully updated with a new boiler, new water tank and owned solar panels, it's a property that blends comfort with long-term practicality. The open-plan kitchen and living area forms the social heart of the home, complemented by four well-proportioned bedrooms and beautifully maintained wrap-around gardens that encourage outdoor living throughout the seasons. With its generous plot, welcoming layout and strong sense of everyday ease, it offers an appealing opportunity to settle into a well-connected Norfolk village with space and privacy.

Agents Notes

Freehold

Connected to mains water and electricity.

Oil central heating.

Septic tank shared with neighbouring property, installed two years ago.

Shared access leading to the properties private driveway located at the rear.



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Gissing, Diss

- Offered chain free
- Detached bungalow proudly positioned on a substantial corner plot in the sought-after Norfolk village of Gissing
- Recent upgrades include a brand-new boiler installed in December 2025 and a water tank in March 2025
- Double-aspect dining room that is light and airy, effortlessly flowing into the open-plan kitchen/living room making it suitable for everyday living and entertaining
- At the core of the home is a stunning kitchen/dining room equipped with quality cabinetry, a Rangemaster oven, a full-range of integrated appliances and a breakfast bar unit for casual dining
- Living area showcases a striking vaulted ceiling with skylights, French doors and double-aspect windows that flood the space in natural light, connecting the indoors to the wrap-around garden
- Functional utility room that keeps the space organised, with additional integrated appliances and plumbing for a washing machine
- Four lovely-sized bedrooms offering comfort and privacy, one of which is a principal bedroom benefiting from a private en-suite shower room
- Large, wrap-around gardens that are beautifully maintained, featuring various seating areas, sweeping lawns, established beds and raised vegetable patches for home-grown produce
- Multiple storage sheds, a detached garage that can be utilised as a workshop or for vehicle parking, as well as a paved driveway providing off-road parking for multiple vehicles



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Gissing

Rectory Road sits on the quiet edge of Gissing, a small South Norfolk village surrounded by open farmland, mature hedgerows and big-sky countryside. It's a setting that feels properly rural without being cut off: day-to-day essentials are within easy reach in nearby Diss, including supermarkets such as Tesco Superstore, Morrisons, and ALDI, all roughly a 10–15 minute drive. Gissing itself has a friendly, low-key community feel, with local farm shops and independent producers dotted around the surrounding lanes.

Families tend to look toward Gissing Church of England Primary School in the village, while Diss High School and Diss Church of England Junior Academy are the closest options for older children. Transport links are practical for a rural spot, Diss railway station offers direct services to Norwich, Ipswich and London Liverpool Street, and the A140 and A143 give straightforward road access across Norfolk and Suffolk. The lifestyle here leans toward slow mornings, long walks, and a sense of space, with the convenience of larger town amenities close enough to keep life running smoothly.



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Offered chain free, this detached bungalow enjoys a prominent position on a generous corner plot in the well-regarded Norfolk village of Gissing. Blending recent upgrades with an inviting, lifestyle-led layout, the property presents an appealing opportunity for those seeking a home that is both comfortable and beautifully connected to its surroundings. The current owners have invested thoughtfully, including the installation of a new boiler in December 2025 and a new water tank in March 2025. Energy-efficient solar panels, owned outright, further enhance the home's long-term practicality.

A sheltered porch provides a useful everyday entrance, ideal for coats and shoes, before opening into a welcoming hallway that sets the tone for the rest of the property. The flow of the home is wonderfully intuitive, with a bright, double-aspect dining room leading seamlessly into the open-plan kitchen and living space. This arrangement creates a sociable heart to the home, equally suited to relaxed family life and gatherings with friends.

The kitchen/dining area is particularly impressive, fitted with quality cabinetry and a full suite of integrated appliances, including a Rangemaster oven. A breakfast bar offers a relaxed spot for morning coffee or informal meals, while the adjoining living area is defined by its striking vaulted ceiling and skylights. French doors and double-aspect windows draw in abundant natural light and open directly onto the wrap-around garden, creating a strong connection between indoor comfort and outdoor living.



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A separate utility room provides valuable additional storage and workspace, with further integrated appliances and plumbing for a washing machine, helping to keep the main living areas calm and organised.

The bungalow offers four well-proportioned bedrooms, each providing a sense of privacy and flexibility for family, guests or home-working. The principal bedroom benefits from its own en-suite shower room, while the family bathroom features a contemporary three-piece suite with an L-shaped bathtub.

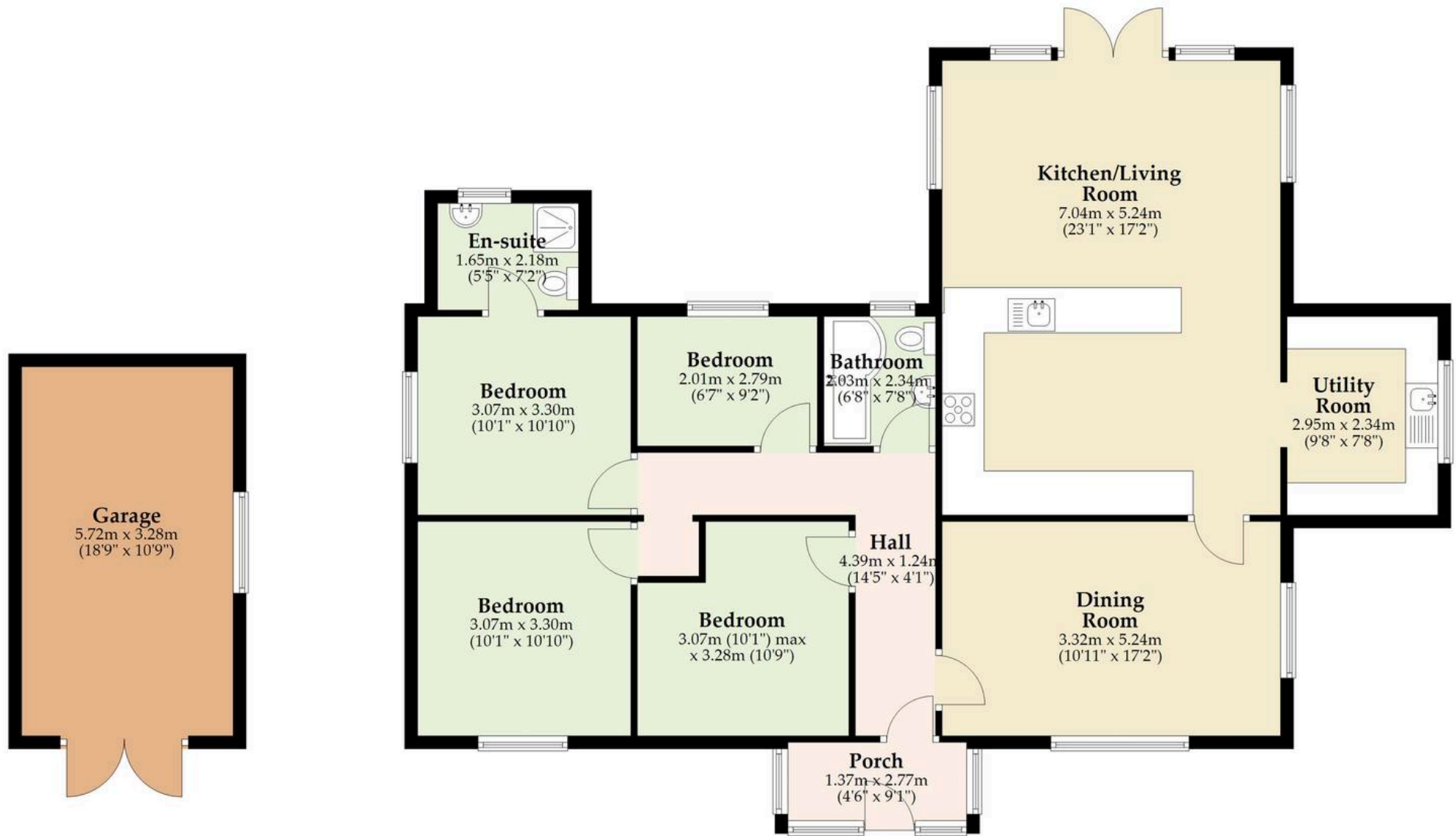
Outside, the property truly comes into its own. The expansive wrap-around gardens are beautifully maintained, with sweeping lawns, established planting and a choice of seating areas that follow the sun throughout the day. Raised vegetable beds offer the opportunity for home-grown produce, and multiple storage sheds provide excellent practicality. A detached rear garage, ideal as a workshop or for secure parking, sits alongside a paved driveway accessed via the side lane, offering ample off-road parking for several vehicles.

This is a home that balances comfort, practicality and a strong sense of place. With its generous plot, thoughtful upgrades and appealing village setting, it offers an inviting opportunity for those looking to settle into a well-connected Norfolk community.



Ground Floor

Approx. 141.0 sq. metres (1517.8 sq. feet)



Total area: approx. 141.0 sq. metres (1517.8 sq. feet)

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.

Plan produced using PlanUp.

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