



Tudor Avenue, Roydon, Diss, IP22 5SQ

Guide Price £260,000 - £280,000

Situated within the heart of Roydon, this three bedroom detached house offers spacious and versatile living benefitting from a single garage, extensive off-road parking and westerly facing rear gardens. Being sold with no onward chain.

- Single garage
- Extensive off-road parking
- No onward chain
- Freehold
- Westerly facing gardens
- Solar panels
- Council Tax Band C
- Energy Efficiency Rating D.



Property Description

Situation

Set back from the road the property is found upon a small no-through close within the heart of Roydon and within short walking distance of amenities. Over the years the village has proved to have been a popular and sought after location still retaining a strong and active local community helped by having a good niche infrastructure with schooling, garage with convenience store, public house/restaurant, fine church and transport links to Diss. A more extensive and diverse range of amenities and facilities can be found some one and a half miles to the east within the historic market town of Diss having the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

The property comprises a three bedroom detached house built in the 1970s of traditional brick and block cavity wall construction under a pitched interlocking tiled roof with upvc double glazed windows, whilst being heated by a gas fired central heating boiler via radiators. Offering light and spacious accommodation giving versatile living at both ground and first floor levels of over 1,100 sq ft. Along with having 16 solar panels providing an annual income for 2022 of approx. £730.

Externally

The property is set back from the road being approached via a part hardstanding/part shingle driveway giving off-road parking for three vehicles leading to the single garage with electric roller doors. The main gardens lie to the rear of the property enjoying a westerly facing aspect being predominantly laid to lawn with plants and shrubs to side giving plenty of colour during the summer months, garden pond, whilst being enclosed by panel fencing. Hot tub (18 months old) available upon separate negotiation.

The rooms are as follows:

ENTRANCE HALL: 5' 8" x 15' 11" (1.74m x 4.86m) Giving access to wc, kitchen, lounge/diner and garage. Stairs with glass balustrade rising to first floor level.

WC: 2' 1" x 6' 2" (0.65m x 1.88m) With window to front comprising low level wc and hand wash basin over vanity unit. Tiled throughout.

KITCHEN: 6' 6" x 12' 8" (2.00m x 3.87m) With window to front, the kitchen offers a good range of wall and floor units, work surfaces, electric oven and four ring hob with extractor above, one and half bowl stainless steel sink with drainer and mixer tap, space for under counter fridge, plumbing for dishwasher. Pantry cupboard to side. Giving access to utility room.

LOUNGE/DINER: 24' 1" x 13' 6" (7.35m x 4.12m) maximum measurements. With two windows to the rear aspect being a light and spacious reception room with fireplace having inset electric fire and space for dining table and chairs. Sliding doors giving views and access onto the rear gardens.

UTILITY: 4' 11" x 13' 10" (1.51m x 4.22m) Being less than 18 months old with plumbing for washing machine and space for freezer and tumble dryer. Butler sink to side. Giving access to both front and rear.

FIRST FLOOR LEVEL - LANDING:

Giving access to the three bedrooms and bathroom. Large walk-in storage cupboard to side housing the boiler which was installed in May 2021.

BEDROOM ONE: 7' 10" x 13' 6" (2.41m x 4.12m) With window to rear being a double bedroom giving access to shower room.

SHOWER ROOM: 5' 7" x 5' 5" (1.71m x 1.67m) With window to front comprising fully replaced suite in December 2022 having large shower cubicle, storage cupboard to side.

BEDROOM TWO: 9' 4" x 10' 5" (2.85m x 3.20m) With window to rear being a double bedroom having built-in cupboards to side.

BEDROOM THREE: 6' 1" x 10' 6" (1.86m x 3.21m) With window to rear and having built-in wardrobe, lending itself as potential office space if not required as a bedroom.

BATHROOM: 6' 2" x 6' 8" (1.90m x 2.04m) With window to side comprising panelled bath with overhead shower, low level wc and hand wash basin over vanity unit. Tiled throughout.

VIEWINGS: Strictly by appointment with Whittle Parish Estate Agents, please contact a member of the sales team at our Diss office on 01379 640808.

SERVICES

Drainage – Mains

Heating type – Gas

EPC rating – D

Council Tax Band – C

Tenure - Freehold

OUR REF: 8197



Viewing Arrangements

Strictly by appointment

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

GROUND FLOOR
725 sq.ft. (67.4 sq.m.) approx.

1ST FLOOR
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA: 1171 sq.ft. (108.7 sq.m.) approx.

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.
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