



Glebe Drive, Roydon, Diss

Guide Price £300,000 - £325,000

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Located to the west of Diss, the property is found upon a modern and attractive development towards the outskirts of the town and within the beautiful surrounding countryside. The development comprises a mixture of houses and bungalows predominantly centred around a large and attractive green giving a pleasing feel to the development. Further being within short walking distance of the town centre and rural countryside. The historic market town of Diss offers an extensive and diverse range of many day to day amenities and facilities along with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

The property comprises a spacious two bedroom detached bungalow having been built in 2015 by respected developers, Persimmon Homes of modern and thermally, efficient, construction, utilising brick and block external walls with stud partitions and dry lined internal walls sealed unit upvc double glazed windows and doors whilst being heated by a gas fired combination boiler via radiators. Throughout the property is presented in a most excellent decorative order having been well maintained and cared for.

The property is found upon a small spur close comprising of just a handful of similar attractive bungalows backing onto the rural countryside. To the front aspect of the property there is off-road parking upon a brick weave driveway leading up to the single garage which measures 19' x 10'. The main gardens lie to the rear of the property enjoying a westerly facing aspect whilst taking views over the rural countryside. More recently the vendor has had the gardens landscaped for ease of maintenance, offering a variety of plants and shrubs giving plenty of colour in the summer months with patio area giving excellent space for alfresco dining.

SERVICES:

Drainage - mains

Heating - gas

EPC Rating - B

Council Tax Band - C

Tenure - freehold





- NO ONWARD CHAIN
- Single garage
- Field views
- Council tax band C
- Walking distance to town centre
- ** GUIDE PRICE £300,000 - £325,000 **
- Off-road parking for 3 vehicles
- Immaculately presented
- Freehold
- Westerly facing rear gardens



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		