



Roydon Road, Diss, IP22 4LW

Guide Price £425,000

A substantial four bedroom detached house occupying a prime position within walking distance of the town centre and open rural countryside. Benefitting from double length garage, southerly facing rear gardens and extensive off-road parking.

- Southerly facing rear gardens
- Double length garage
- Approx 1,700 sq ft
- Freehold
- Walking distance to town centre
- En-suite facilities
- Council Tax Band E
- Energy Efficiency Rating D



Property Description

Situation

Located to the west of the town centre the property is found upon Roydon Road being within a short stroll of the town centre and rural countryside. Over the years this location has proved to have been a popular and sought after area consisting of similar executive properties set upon generous plots. The historic and thriving market town of Diss is found on the south Norfolk borders within the beautiful countryside surrounding the Waveney Valley, the town offers an extensive and diverse range of many day to day amenities and facilities alongside the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

The property is of traditional brick and block cavity wall construction being built in the 1980s and offering spacious accommodation in the region of 1,700 sq ft. Heated by a modern gas fired central heating boiler via radiators (under two years old) and with the benefit of sealed unit upvc double glazed windows and doors. Internally there is a pleasing layout with well proportioned rooms whilst having a good deal of versatile living space well suited towards family orientated buyers.

Externally

Being approached via a tarmacked driveway there is extensive off-road parking for a number of vehicles leading up to the house and attached garage (attached to the property in question with up and over door to front, power/light connected, storage space within eaves and workshop area to rear). The main gardens lie to the rear of the property and are of a generous size with a paved patio area creating an excellent space for alfresco dining, whilst enjoying a southerly aspect. Steps lead down to an area of lawn having a good deal of privacy/seclusion within.

The rooms are as follows:

ENTRANCE HALL: Access via storm porch to front, solid wood glazed door, a spacious and pleasing first impression. Six panel pine internal doors giving access to reception room one, kitchen, office/snug and wc

WC: 3' 1" x 5' 8" (0.94m x 1.73m) With frosted window to front aspect comprising low level wc and hand wash basin over vanity unit. Tiled flooring.

RECEPTION ROOM ONE: 14' 3" x 17' 10" (4.34m x 5.44m) Double aspect room found to the front of the property with feature fireplace to side and French doors giving access to reception room two.

RECEPTION ROOM TWO: 9' 3" x 13' 4" (2.82m x 4.06m) With sliding doors giving access to the conservatory and views over the rear gardens. French doors leading through to reception room one and access to the kitchen.

OFFICE/STUDY: 7' 8" x 12' 8" (2.34m x 3.86m) With window to front aspect currently used as a snug, being a good size offering versatile use.

KITCHEN/DINER: 13' 1" x 9' 0" (3.99m x 2.74m) With views over the rear gardens, the kitchen offers a good range of wall and floor units, roll top work surfaces, four ring gas hob with extractor above, double oven to side, space for white goods. Inset one and a half bowl sink with drainer and mixer tap. Tiled flooring.

UTILITY: 7' 9" x 9' 0" (2.36m x 2.74m) With matching units and work tops to the kitchen, upvc door giving external access, sink to side and space for white goods.

CONSERVATORY: 10' 5" x 9' 11" (3.18m x 3.02m) Upvc conservatory extension enjoying a southerly aspect with French doors to side opening onto the gardens.

FIRST FLOOR LEVEL - LANDING: Six panel internal doors giving access to the four bedrooms and bathroom. Built-in airing cupboard to side housing the combination boiler, access to loft space above and additional storage cupboard.

BEDROOM ONE: 14' 4" x 10' 4" (4.37m x 3.15m) A generous principal bedroom enjoying a leafy green outlook with double built-in storage cupboard to side and having the luxury of en-suite facilities.

EN-SUITE: 7' 7" x 3' 11" (2.31m x 1.19m) Comprising tiled shower cubicle, low level wc and hand wash basin.

BEDROOM TWO: 12' 11" x 9' 5" (3.94m x 2.87m) Another generous bedroom overlooking the rear gardens and with fitted storage cupboards to side.

BEDROOM THREE: 9' 6" x 7' 11" (2.91m x 2.41m) Found to the rear of the property being a double bedroom.

BEDROOM FOUR: 10' 5" x 7' 7" (3.18m x 2.31m) Window to front aspect although the smaller of the four bedrooms still able to cater for a double bed if required. Built-in storage cupboard over stairs.

BATHROOM: 6' 5" x 6' 6" (1.96m x 1.98m) Comprising a three piece suite in white with panelled bath and shower over, low level wc and hand wash basin.

SERVICES:

Drainage - mains

Heating - gas

EPC Rating - D

Council Tax Band - E

Tenure - freehold

OUR REF: 8333



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.



Floor 0



Floor 1



Approximate total area⁽¹⁾
1747.82 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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