



Millway Avenue, Roydon, Diss, IP22 4QL

Guide Price £350,000

Boasting a sought after position within a small close, this extremely spacious house has been upgraded to a high specification. Further benefiting from extensive off road parking, carport and garage.

- Over 1,300 sq ft
- 4 double bedrooms
- Conservatory extension
- Cloakroom/wc
- Single garage
- Council Tax Band D
- Freehold
- Energy Efficiency Rating D.



Property Description

Situation

Located to the north west of the town, the property is positioned well within this small and sought after close just into Roydon, yet still being within easy walking distance of Diss town centre. The historic market town of Diss is situated within the beautiful countryside surrounding the Waveney Valley on the south Norfolk borders and provides an excellent range of amenities and facilities including boutique shops, restaurants, supermarkets, public houses, doctors surgery, church, schooling and good transport links (having easy access to the mainline railway station with regular services connecting to London Liverpool Street and Norwich). For the motorist there is easy access to the A140 with Norwich lying approximately 25 miles to the north and Ipswich respectively 26 miles to the south.

Description

The property comprises a four bedroom detached house built some 30 years ago by Messr Rackham's of traditional brick and block cavity wall construction under an interlocking tiled roof, having had replacement sealed unit UPVC double glazed windows/doors and heated by a gas fired central heating boiler via radiators. There has also been the benefit of replacement UPVC barge-boards, soffits, guttering and down-pipes. Internally the property is of a most generous size, flooded by plenty of natural light and has been the subject of a significant refurbishment programme, whereby a new kitchen and bathroom have been installed (to a high specification) along with the property having been repainted and recarpeted. Particular notice is drawn to the bedrooms at first floor level, all being large double bedrooms coupled with the family bathroom also being of a generous proportion. At ground floor level the vast kitchen/diner creates an excellent space for

family living and entertaining, with the 19' 9" (6.02m) reception room enjoying views over the rear gardens and in turn provides access to the rear conservatory extension.

Externally

The property is well positioned upon a spacious plot, with off-road parking for at least four cars upon a brick weave driveway leading up to the front of the house and attached garage with carport to side (the single garage, attached to neighbouring properties garage, with up and over door to front, power/light connected and personal door to side). To the western aspect of the property there is a large hard standing patio area leading under the carport and to the rear of the garage up to the main gardens, which are enclosed by panel fencing and predominantly laid to lawn and flanked by established borders, having a good deal of privacy and seclusion enjoying a westerly aspect.

The rooms are as follows:

ENTRANCE HALL: 9' 8" x 9' 9" (2.95m x 2.98m) (measurements including stairs rising to first floor level) Found to the western aspect of the property. Access via upvc frosted door to front. Tiled flooring. Further giving access to the kitchen and cloakroom/wc.

CLOAKROOM/WC: 6' 10" x 3' 0" (2.10m x 0.92m) Frosted window to side. A new suite comprising of low level wc, hand wash basin over vanity unit and tiled splashbacks.

KITCHEN: 16' 4" x 9' 6" further by 16' 11" x 6' 7" (5.00m x 2.90m further by 5.18m x 2.03m) L shaped. Presented in an excellent condition and of a high specification, the kitchen area has an extensive range of wall and floor units with integrated appliances. Found to the front of the property and having a large dining area with tiled flooring leading through to the reception room.

RECEPTION ROOM: 19' 9" x 10' 4" (6.02m x 3.17m) Found to the rear of the property and running the full width of the house, this spacious reception room enjoys views over the rear gardens and further access through to the conservatory.

CONSERVATORY: 11' 6" x 8' 7" (3.53m x 2.64m) A proper upvc double glazed conservatory extension upon a brick base with French double doors opening onto the rear gardens. Ceramic tiled flooring.

FIRST FLOOR LEVEL - LANDING: 6' 0" x 7' 11" (1.85m x 2.42m) With windows to side and providing access to the four bedrooms and family bathroom.

BEDROOM ONE: 10' 0" x 9' 8" (3.07m x 2.95m) A particularly large master bedroom found to the rear of the property.

BEDROOM TWO: 10' 0" x 9' 8" (3.07m x 2.95m) Another particularly good size double bedroom found to the rear of the property.

BEDROOM THREE: 9' 8" x 8' 7" (2.95m x 2.62m) Found to the front of the property being a good size double bedroom with the benefit of built-in storage cupboard space.

BEDROOM FOUR: 9' 8" x 6' 9" (2.95m x 2.06m) Found to the front of the property and being a large size double bedroom with a good provision of built-in storage cupboard space.

BATHROOM: 6' 5" x 7' 10" (1.98m x 2.41m) Presented in an excellent condition, this fully tiled contemporary stylish bathroom benefits from having a bath, built-in tiled shower cubicle with double headed shower, low level wc and hand wash basin in white with heated towel rail to side. Built-in airing cupboard to side.

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

OUR REF: 6936



Viewing Arrangements

Strictly by appointment

Contact Details

4-6 Market Hill

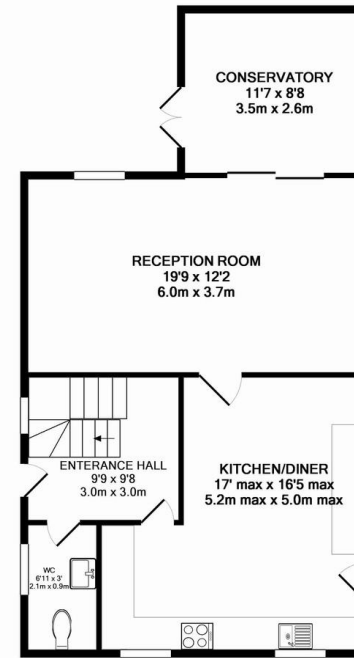
Diss

IP22 4JZ

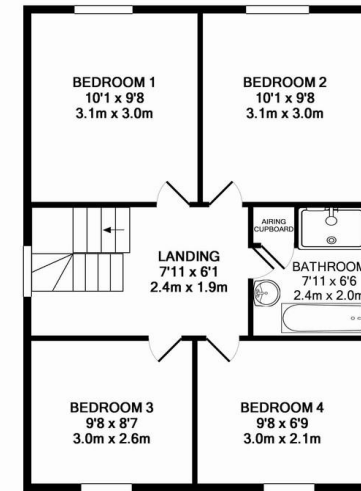
sales@whittleyparish.com

01379 640808

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
APPROX. FLOOR
AREA 726 SQ.FT.
(67.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 611 SQ.FT.
(56.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1338 SQ.FT. (124.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Made with Metropix ©2016

