



## Manor Road, Roydon, Diss, IP22 5QU

**Guide Price £300,000 - £315,000**

Having been significantly upgraded and enhanced, this spacious three bedroom house boasts a most pleasing elevated position within the sought after village of Roydon and benefits from south westerly facing rear gardens, extensive off-road parking and within walking distance of amenities. No onward chain.

- South westerly facing gardens
- Extensive off-road parking
- Large proportioned rooms
- Enhanced & upgraded
- Corner plot position
- Council Tax Band B
- Freehold
- Energy Efficiency Rating D.



## Property Description

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### Situation

Well located within the village of Roydon, (adjoining Diss) the property is found just 1 mile or so from the town centre (to the west of Diss) and still within walking distance of the high street. The village of Roydon over the years has proved to have been a most popular and sought after location by way of still retaining a strong and active local community with a good local infrastructure. There is the benefit of schooling, transport links, garage with convenience store, public house/restaurant and fine church. The historic market town of Diss offers a more extensive and diverse range of many day to day amenities and facilities situated within the beautiful south Norfolk countryside running through the Waveney valley. The town also offers a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

### Description

The property comprises a three bedroom semi-detached house having been built in the early 1960s of traditional construction with the benefit of cavity wall insulation, replacement sealed unit upvc double glazed windows and doors, whilst being heated by a modern gas fired combination boiler via radiators. Throughout the property is presented in immaculate decorative order having been much enhanced and upgraded.

### Externally

The property boasts a prominent and elevated position being set well back from Manor Road. To the front aspect there is extensive off-road parking for numerous cars upon a gravelled driveway with established hedging to the front boundaries giving privacy within. To the southern aspect of the house there is side access to the main gardens lying to the rear of the property, being predominately laid to lawn and enclosed by concrete posts and panelled fencing enjoying a south westerly aspect taking in all of the afternoon and evening sun whilst having a good deal of privacy and charm within. To the rear of the utility extension there is the benefit of an externally accessed outside store measuring 8' 1" x 6' 7" (2.47m x 2.01m) with window to the rear aspect, power/light connected and perhaps could be incorporated into internal living space if required.

The rooms are as follows:

**ENTRANCE HALL:** 5' 4" x 13' 10" (1.63m x 4.23m) Accessed via a upvc double glazed frosted door to the front aspect.

Engineered wood flooring, stairs rising to first floor level and four panel pine internal doors giving access to the reception room, kitchen/diner and pantry cupboard space, measuring 2' 10" x 5' 5" (0.88m x 1.66m) with window the rear aspect and shelved.

**RECEPTION ROOM:** 11' 4" x 16' 4" (3.47m x 4.99m) A bright and spacious double aspect room found to the front and rear aspect of the property. Having views and direct access onto the rear gardens to a westerly aspect via upvc double glazed French doors. A lovely focal point of the room is the open fireplace with exposed inner red brick work. Engineered wood flooring flowing through from the entrance hall.

**KITCHEN/DINER:** 10' 8" x 16' 4" (3.26m x 5.00m) Another double aspect room found to the front and rear aspects of the property. The kitchen area offers an extensive range of wall and

floor unit cupboards with solid wood work surfaces over. Inset one and a half bowl stainless steel sink with drainer and mixer tap. Space for four ring electric or gas hob with oven below and extractor above. Fitted dishwasher to side. Tiled flooring. Open arch connecting through to the utility room.

**UTILITY ROOM:** 6' 3" x 15' 0" (1.91m x 4.58m) With window and upvc double glazed door giving access to the rear gardens. The utility room is of a good size and has the benefit of a marble effect roll top work surface over with space and plumbing for inset dishwasher and tumble dryer. Space for fridge, freezer etc. Plumbing to side means that a ground floor bathroom could be adopted if needed.

**FIRST FLOOR LEVEL - LANDING:** 8' 11" x 6' 8" (2.73m x 2.04m) With window to the rear aspect. Built-in airing cupboard to side housing the gas fired combination boiler. Access to loft space above. Original four panel pine internal doors giving access to the three bedrooms and family bathroom.

**BEDROOM ONE:** 14' 0" x 9' 6" (4.29m x 2.91m) A particularly large double size bedroom found to the front of the property and having the benefit of a built-in storage cupboard over stairs to side.

**BEDROOM TWO:** 10' 8" x 10' 7" (3.26m x 3.24m) Another generous double size room found to the front aspect of the property having a built-in storage cupboard over stairs.

**BEDROOM THREE:** 7' 4" x 11' 0" (2.25m x 3.36m) Found to the rear aspect of the property and providing enough space for a double bed if required. Wood laminate flooring. Elevated views over the rear gardens.

**BATHROOM:** 7' 8" x 5' 8" (2.34m x 1.75m) With frosted window to the rear aspect. Comprising of a panelled bath with shower attachment and part tiled walls. Low level wc and hand wash basin with storage below. Heated towel rail to side.

**VIEWINGS:** Strictly by appointment with Whittleby Parish Estate Agents, please contact a member of the sales team at our Diss office on 01379 640808. **OUR REF:** 7825



# Viewing Arrangements

Strictly by appointment

## Contact Details

4-6 Market Hill

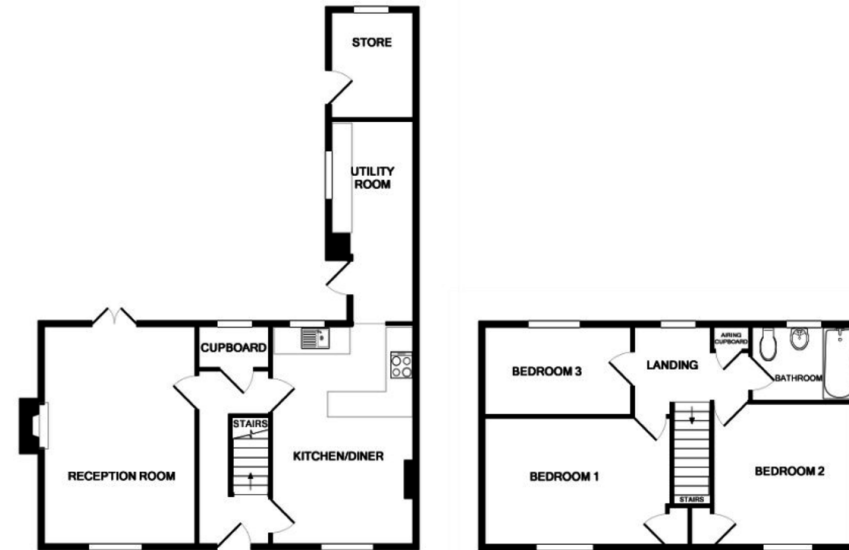
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their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



GROUND FLOOR  
APPROX. FLOOR  
AREA 592 SQ.FT.  
(55.0 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 451 SQ.FT.  
(41.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1043 SQ.FT. (96.9 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.  
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