



Timberly
20-21 Snow Street
Roydon
Diss, Norfolk
IP22 5SB

Offers in excess of £550,000

No Onward Chain





- A charming and well maintained Listed home
- Set within a popular location on the outskirts of Diss
- 4 bedrooms, 3 receptions, 2 baths, cloakroom, kitchen/breakfast room
- Double cart-lodge
- Grounds of 0.25ac (STS)

Location

The property is located in Snow Street in Roydon which lies to the west of the town of Diss, a bustling market town with weekly markets in the market square and weekly sales of chattels etc at TW Gaze sales rooms. Diss sits on the Norfolk/Suffolk border and offers a surprising number of independent specialist shops and businesses providing a wide variety of goods and services, including three national brand supermarkets. The town also benefits from a mainline rail station which provides regular commuter services to Norwich, Ipswich and London Liverpool Street, located to the east of the town centre. There is well regarded schooling at Diss infant, junior and high schools and there are also excellent primary schools at Roydon and Bressingham. The town also offers a wide range of sporting, leisure and social activities including an 18 hole golf course and further amenities can be found at the regional retail, cultural and business centre of Norwich which lies 25 miles to the north via the A140.





The Property

As the address indicates, the property once comprised two cottages before it was converted into a single residence. In more recent years Timberly has been a much loved and well cared for home with routine maintenance and repairs carried out by local and highly regarded John Taylor Builders, specialists in period properties. All works have been carried out with the necessary Listed planning consents and include replacement windows, a refitted ensuite bathroom with underfloor heating, a bespoke fitted kitchen and a double bay cart-lodge. The kitchen comprises a good number of quality units, solid oak work surfaces, a Butler sink and an Esse cooking range. The dining room has an open hearth and the sitting room enjoys the benefit of a wood-burning stove. The roof was completely rethatched and netted in 2010 and will just require periodic inspection and routine maintenance to ensure that it will last for at least another 15-20 years.

Typically for a property of its age, the ceiling heights and doors are low in places, the ceiling in the study being just 1.6m from the ceiling beam to the floor. Despite this, the house has a lot of character and would make an ideal home for a family or a couple, perhaps those looking to retire and enjoy the good life.

Outside

The property is approached off Snow Street via a gravelled driveway with parking for two vehicles in front of a five-bar gate. The front garden is laid to lawn and includes a magnolia tree along with a number of fruit trees and shrubs. Beyond the gate lies a further parking area in front of the oak-framed cart lodge. The rear gardens are laid mainly to lawn and are now ready for a new owner to take on and perhaps relandscape to include a patio area which will benefit from the southerly aspect. Behind the cart-lodge is a greenhouse.

Services

Mains water, drainage and electricity are connected to the property. The Esse does the cooking and supplies the central heating to the property and is fuelled by oil. The combi boiler supplies hot water to the property and is fuelled by gas.

Directions

From Diss head west from the town centre along Roydon Road and take the right fork into Brewers Green Lane. At the T - Junction on the common turn right and continue along and into Snow Street where the property will be found on the left-hand side

Viewing

Strictly by appointment with TW Gaze.

Freehold

Ref: 18603/R



Important Notice

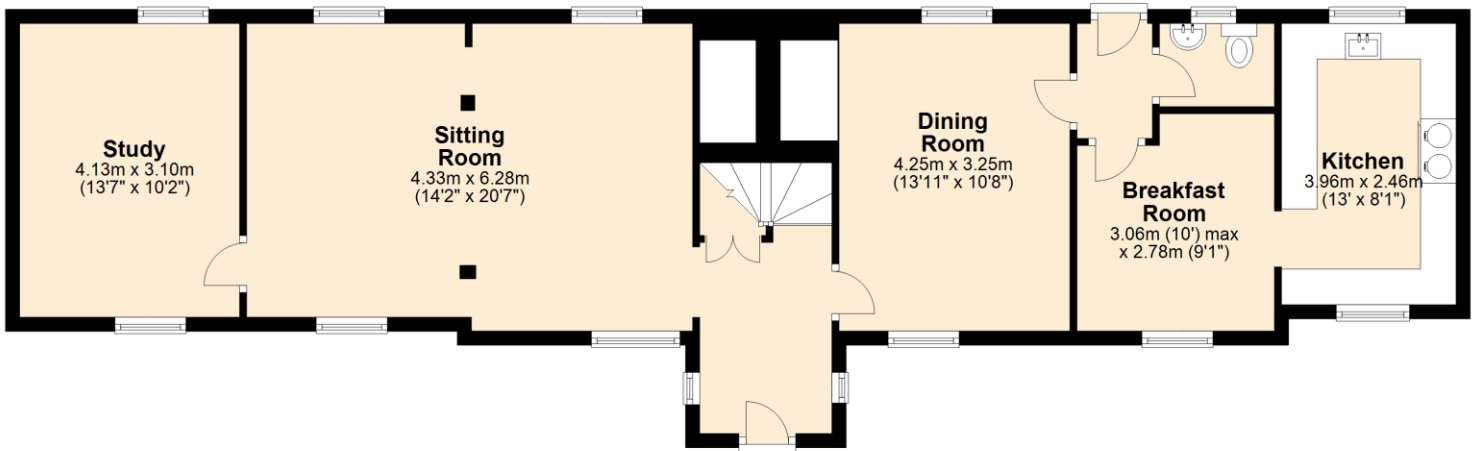
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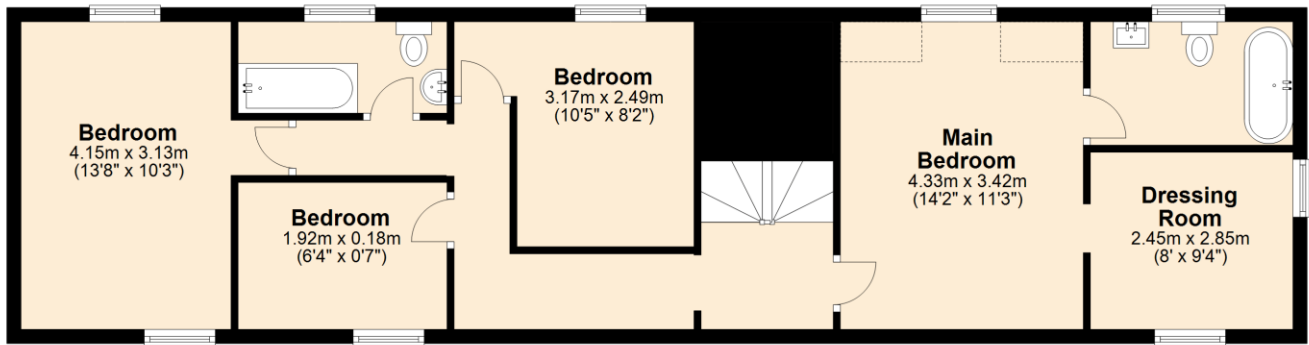
Ground Floor

Approx. 87.7 sq. metres (944.4 sq. feet)



First Floor

Approx. 74.5 sq. metres (801.9 sq. feet)



Total area: approx. 162.2 sq. metres (1746.3 sq. feet)

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