



*Millway Avenue, Roydon,*  
Nr Diss, Norfolk.



**MUSKER  
M<sup>C</sup>INTYRE**  
ESTATE AGENTS



## *Millway Avenue, Roydon*

Superbly situated on the outskirts of the town we are pleased to offer this generous, detached three bedroom bungalow. The property benefits from modern double glazing and a recently fitted gas combination boiler but would now benefit from a light cosmetic refurbishment. Externally the plot is set back and offers ample front and rear gardens along with off road parking and garage.

### Accommodation comprises briefly:-

- Entrance hall
- Sitting Room
- Kitchen/Dining Room
- Master Bedroom
- Two Further Bedrooms
- Bathroom
- Separate WC
- Front and Rear Gardens
- Garage and Off Road Parking



### The Property

Entering the property we are welcomed into the generous entrance hall where two cupboards offer excellent storage and we find a door opening to the living areas whilst the hall leads off to the three bedrooms and bathroom. Pushing open the door to our right we find the sitting room, at over 19.ft the room offers a superb entertaining space with patio doors leading to the garden, a fireplace adds a cosy feel to this spacious room. A door leads from here to the kitchen/dining room where again we find space is not a question. The kitchen is currently fitted with a range of wall and base units which would benefit from updating but at over 17.ft the space provides an excellent room to create a stunning kitchen/dining room. Two large windows fill the room with light and a door opens to the garden. Back in the hall we find the master bedroom and third bedroom set overlooking the rear garden. The master benefits from fitted wardrobes. At the front, bedroom two offers a comfortable double bedroom space again with fitted wardrobes. Completing the accommodation we find the bathroom adjacent to the separate WC, ideally these two spaces would become one whilst updating the fittings.

### Outside

The property is approached via a brick weave drive leading from Millway Avenue and providing off-road parking and access to the garage. The brick weave continues as a path which passes the generous gardens on either side and leads us to the front door of the property. The gardens are framed with a variety of well stocked beds and low level shrubs. A path continues to the side of the property where we find the generous rear garden part laid to lawn and part to shingle. Walled boundaries enclose the space and a gate opens to the rear providing excellent access to town.



### Location

The property is located in Roydon, to the north of the town of Diss. All the facilities within the town, including schools, are a short walk away and include bakers, butchers, banks, supermarkets, department stores, takeaways, pharmacies and other independent shops. The town also has a wide range of popular pubs, restaurants and bars. Diss train station is approximately 1 mile away with regular trains running to Norwich and London Liverpool Street.



**GROUND FLOOR**  
862 sq.ft. (80.1 sq.m.) approx.

**Fixtures & Fittings**

All carpets, curtains, light fittings and electric fire are included in the sale. Any item of furniture would be available if required and subject to negotiation.

**Services**

Gas fired central heating and hot water.  
Mains electricity and drainage.  
EPC Rating: TBC

**Local Authority:**

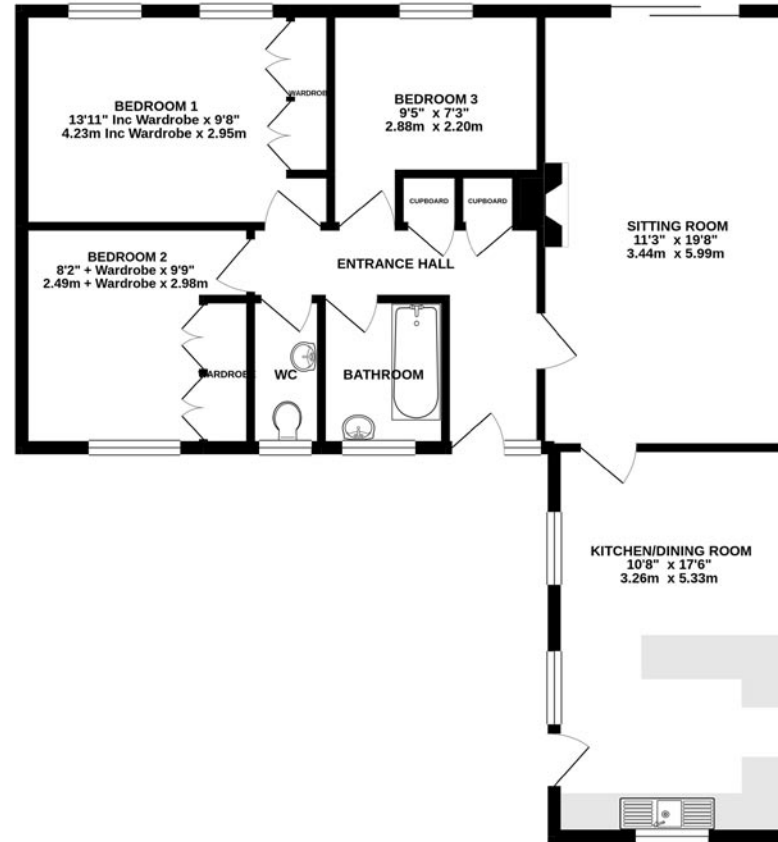
South Norfolk District Council  
Council Tax Band: C  
Postal Code: IP21 4QL

**Tenure**

Vacant possession of the freehold will be given upon completion.

**Agents' Note**

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.



**Guide Price: £325,000**

TOTAL FLOOR AREA: 862 sq.ft. (80.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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