



## Louies Lane, Roydon, Diss, IP22 4EQ

**Guide Price £275,000 - £285,000**

Situated within walking distance of the town centre in a sought after location, this three bedroom cottage is immaculately presented throughout benefitting from an upgraded kitchen and bathroom, generous size gardens and off-road parking.

- Sought after location
- Off-road parking
- Generous size gardens
- Upgraded & enhanced
- 3 bedrooms
- Council Tax Band B
- Freehold
- Energy Efficiency Rating C.





## Property Description

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### Situation

Located to the west of Diss the property is still within easy/short walking the town centre. Over the years Louies Lane has proved to have been a popular and much sought after area of town consisting of many attractive post war and modern properties. The historic market town of Diss is situated on the south Norfolk borders and within the beautiful countryside surrounding the Waveney Valley, the town offers an extensive and diverse range of many day to day amenities and facilities along with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

### Description

The property comprises a three bedroom mid-terrace Victorian cottage having been significantly enhanced and upgraded in recent years with upvc double glazed windows, whilst being heated by a gas fired central heating boiler via radiators. The accommodation is practical with all bedrooms leading off the landing and ground floor level being two reception rooms offering a good amount of space.

### Externally

The property is set back from the road and approached via a shingle driveway with off-road parking for two vehicles. The main gardens lie to the rear of the property and are of a generous size being predominantly laid to lawn with a patio area creating an excellent space for alfresco dining with a summer house to rear and plenty of plants and shrubs giving a leafy green outlook, all being enclosed by panel fencing.

The rooms are as follows:

**ENTRANCE PORCH:** 5' 6" x 4' 1" (1.69m x 1.25m) Double aspect to front and side, a good space for shoes and coats, giving access to reception room one.

**RECEPTION ROOM ONE:** 11' 10" x 11' 10" (3.61m x 3.61m) With window to front and working wood burner to side, laminate flooring. Access to kitchen and stairs rising to first floor level.

**KITCHEN:** 8' 2" x 20' 6" (2.50m x 6.27m) maximum measurements. With window to rear, the kitchen offers a good range of wall and floor units, work surfaces, Hotpoint oven and four ring electric hob with Electrolux extractor above, sink with drainer and mixer tap, plumbing for washing machine, under stairs storage cupboard, laminate flooring. Giving access to reception room two and rear hall.

**RECEPTION ROOM TWO:** 4' 4" x 9' 8" (1.34m x 2.96m)

Offering itself as an office space.

**REAR HALL:** 2' 9" x 3' 10" (0.84m x 1.17m) With window to rear, laminate flooring, giving access to bathroom and external door leading to rear gardens.

**BATHROOM:** 5' 7" x 9' 5" (1.72m x 2.89m) maximum measurements. With window to rear comprising panelled bath with overhead shower, low level wc, hand wash basin and heated towel rail. Laminate flooring. Tiled throughout.

#### **FIRST FLOOR LEVEL - LANDING:**

Giving access to the three bedrooms.

**BEDROOM ONE:** 11' 8" x 10' 11" (3.58m x 3.33m) With window to front being a double bedroom with wardrobe space and storage cupboard to side.

**BEDROOM TWO:** 9' 10" x 7' 4" (3.02m x 2.24m) With window to rear and wardrobe space having views over the rear gardens.

**BEDROOM THREE:** 6' 11" x 7' 4" (2.11m x 2.24m) With window to rear and lending itself for potential office space if required.

**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:** 7953





# 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.

