



Waterloo Avenue, Roydon, Diss, IP22 5RL

Guide Price £270,000 - £280,000

Enjoying a prime position, this two bedroom detached bungalow is well presented throughout benefitting from light and spacious rooms, single garage and conservatory.

- Single garage
- Conservatory
- Close to rural countryside
- Well presented throughout
- Enclosed gardens
- Council Tax Band B
- Freehold
- Energy Efficiency Rating D.



Property Description

Situation

Located within a small, quiet and friendly close the property enjoys a lovely position having a pleasing outlook over the green. Waterloo Avenue is found within the centre of Roydon and within short distance of the surrounding rural countryside giving many pleasant country walks to hand. The village of Roydon has proved to have been a popular and sought after location over the years found just one and a half miles to the west of Diss. The village still retains a strong and active local community helped by having a good niche infrastructure with schooling, transport links, garage with convenience store, public house/restaurant and fine church. A further more extensive and diverse range of day to day amenities and facilities can be found within the thriving market town of Diss.

Description

The property comprises a two bedroom detached bungalow having been built in the 1970s of traditional brick and block cavity wall construction under a pitched interlocking tiled roof with the benefit of sealed unit upvc double glazed windows and doors offering light and spacious rooms and being well presented throughout.

Externally

The property is set back at the end of the close having good frontage with a pleasing leafy green outlook. The main gardens lie to the rear of the property being of a generous size and predominantly laid to lawn with large garden set to side, garden shed and single garage (with 2 year old electric door) to rear, all being enclosed by panel fencing.

The rooms are as follows:

CONSERVATORY: 7' 2" x 12' 5" (2.19m x 3.81m) With triple aspect giving entrance to the property being a good space for shoes and coats, tiled flooring, plumbing for washing machine, work surfaces. Giving access to hallway.

HALLWAY: Giving access to kitchen, reception room, wc, bathroom, two bedrooms and loft space above (having insulation). Airing cupboard and cupboard housing the oil fired boiler to side.

KITCHEN: 8' 5" x 8' 8" (2.58m x 2.65m) Double aspect to front and side, the kitchen offers a good range of wall and floor units, work surfaces, four ring electric hob with extractor above, Belling oven, stainless steel sink with drainer and mixer tap, space for white goods, tiled splashbacks.

RECEPTION ROOM: 10' 6" x 17' 2" (3.22m x 5.25m) maximum measurements. A bright and spacious room with pleasing views over the green to front.

BEDROOM ONE: 9' 0" x 13' 9" (2.76m x 4.21m) With window to rear being a double master bedroom having views over the rear gardens.

BEDROOM TWO: 10' 0" x 10' 1" (3.06m x 3.09m) With window to rear being a double bedroom overlooking the rear gardens.

BATHROOM: 5' 0" x 4' 6" (1.54m x 1.38m) With window to side comprising panelled bath with overhead shower and hand wash basin over vanity unit. Fully tiled.

WC: 5' 3" x 2' 6" (1.61m x 0.78m) With window to side comprising low level wc and hand wash basin. Tiled flooring and splashbacks.

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: 7974



Viewing Arrangements

Strictly by appointment

Contact Details

4-6 Market Hill

Diss

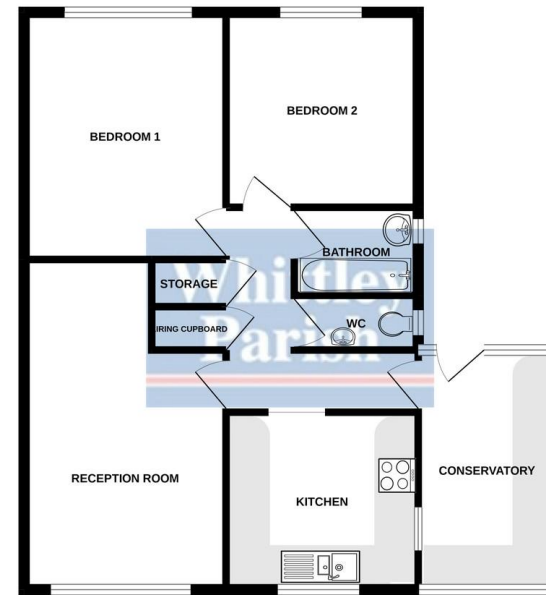
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

GROUND FLOOR
712 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA: 712 sq ft. (66.1 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description 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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