



## Tottington Lane, Roydon, Diss, IP22 5BJ

**Offers in Excess of £425,000**

Enjoying a pleasing position upon a sought after road, this four bedroom detached house is within walking distance of the town centre benefitting from a spacious kitchen/diner, single garage and self-contained home office.

- Deceptively large spacious house
- Immaculately presented
- Single garage and parking for 3 cars
- Freehold
- Fantastic kitchen/diner
- Self contained garden office
- Council Tax Band D
- Energy Efficiency Rating D.





## Property Description

### Situation

Found upon Tottington Lane, the property enjoys a pleasing position within a stone's throw of Fair Green, having proved to have been a desirable location over the years. The historic market town of Diss lies on the south Norfolk borders 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 service to London Liverpool Street and Norwich.

### Description

This surprisingly spacious property comprises a four bedroom detached house built of traditional brick and block cavity wall construction under an interlocking tiled roof benefitting from upvc double glazed windows and doors, whilst being heated by a gas fired central heating boiler via radiators. Offering bright and spacious contemporary accommodation throughout with particular notice drawn to the beautiful and spacious kitchen/diner lending itself as an excellent space for socialising. The property is in exceptionally good decorative order and gives versatile living at both ground floor and first floor levels in the regions of 1,600 sq ft.

### Externally

The property is set back from the road being approached via a hardstanding driveway giving off-road parking for multiple vehicles leading to the single garage. The good sized rear garden is predominantly laid to lawn with two patio areas creating excellent space for alfresco dining, plants and shrubs providing colour during the summer months, all being enclosed by panel fencing. A quality self-contained garden office is found to the rear boundary giving excellent space for working from home or providing useable space to the main property.

The rooms are as follows:

**ENTRANCE HALL:** With window to front giving access to reception room one, kitchen/diner, cloakroom and under stairs cupboard. Stairs rising to first floor level.

**RECEPTION ROOM:** 10' 4" x 16' 8" (3.17m x 5.09m) With double aspect to front and side being a bright and spacious reception room with fireplace to side upon a marble hearth.

**CLOAKROOM:** 7' 7" x 2' 5" (2.33m x 0.75m) With window to side providing a great storage space.

**KITCHEN/DINER:** 20' 10" x 16' 7" (6.37m x 5.06m) maximum measurements. With three windows to side, this most impressive kitchen/diner offer an excellent range of wall and floor units, work surfaces, four ring induction hob with extractor above, Indesit oven, one and a half bowl sink with drainer and mixer tap, integrated larder fridge, space for dining table and chairs and access to reception room two and utility.

**RECEPTION ROOM TWO:** 11' 8" x 10' 4" (3.56m x 3.16m) A fantastic social space having views and access onto the rear gardens via French doors.

**UTILITY ROOM:** 8' 5" x 6' 5" (2.59m x 1.98m) With window to side having space and plumbing for white goods, work surfaces and access to shower room and external door to driveway.

**SHOWER ROOM:** 7' 10" x 3' 10" (2.41m x 1.17m) With window to rear comprising shower cubicle, low level wc and hand wash basin. Tiled splashbacks.

**HOME OFFICE:** 6' 6" x 6' 6" (2.00m x 2.00m) A self-contained office found towards the rear boundary will full electrical connection and hard wired Wi-Fi, providing an excellent space for working from home.

**FIRST FLOOR LEVEL - LANDING:** With window to front providing access to four bedrooms and bathroom. Loft space above.

**BEDROOM ONE:** 10' 11" x 8' 7" (3.35m x 2.64m) With window to rear being a large double bedroom having views over the rear gardens.

**BEDROOM TWO:** 10' 5" x 8' 10" (3.20m x 2.71m) With window to front being a double bedroom.

**BEDROOM THREE:** 8' 5" x 8' 9" extending to 12' 11" (2.59m x 2.67m extending to 3.95m) With window to rear having views over the rear gardens.

**BEDROOM FOUR:** 9' 0" x 7' 0" (2.75m x 2.14m) With window to side lending itself as potential second study space if not required as a bedroom.

**BATHROOM:** 7' 7" x 10' 3" (2.32m x 3.14m) With window to side comprising panelled bath with overhead shower, low level wc, hand wash basin, fully tiled. Airing cupboard to side.

**OUR REF:** 8051



## Viewing Arrangements

Strictly by appointment

## Contact Details

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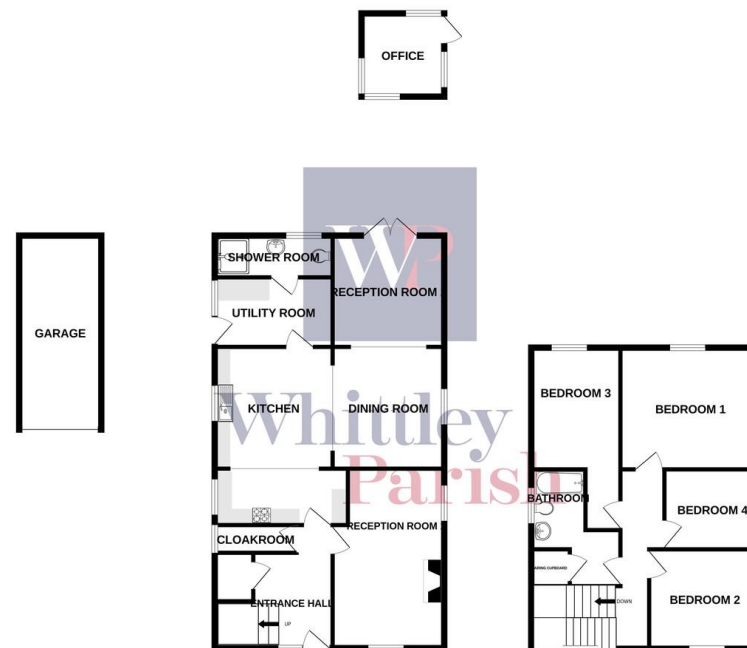
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their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

GROUND FLOOR  
1018 sq. ft. (94.5 sq.m.) approx.

1ST FLOOR  
603 sq. ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA: 1620 sq. ft. (150.5 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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