



Whittle Parish

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Cricks Walk, Roydon, Diss, IP22 5SN

Guide Price £325,000 - £350,000

A deceptively spacious (over 1000 sq ft) three bedroom house presented in an excellent decorative order and set upon a generous size plot. Further benefiting from two reception rooms, utility, garage and extensive off-road parking.

- Garage
- Utility room
- Approx 1000 sq ft
- Immaculately presented
- 2 Reception rooms
- Council Tax Band C
- Freehold
- Energy Efficiency Rating C.



Property Description

Situation

Located within Roydon the property is found upon a small and quiet residential close comprising of similar attractive properties most of which are set upon spacious plots. The village of Roydon has over the years proved to have been a popular and sought after location still retaining a strong and active local community helped by way of having a good niche infrastructure, including schooling, transport links, garage with convenience store, public house/restaurant and fine church. A further more extensive range of amenities and facilities can be found within the historic market town of Diss lying within the beautiful countryside surrounding the Waveney Valley on the South Norfolk borders. The town further benefits from a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

The property comprises a beautifully presented three bedroom house having been built in the 1970's and of traditional brick and block cavity wall construction under a pitched interlocking tiled roof, sealed unit upvc double glazed windows and doors and heated by a modern gas fired combination boiler via radiators. In the vendors time of occupation the property has been significantly enhanced and upgraded, presented in an excellent decorative order throughout.

Externally

The property is set well back from the road having extensive off-road parking for a number of vehicles upon a brick weave driveway leading up to the house and attached single garage, (attached to the property in question and measuring 18' 8" x 8' 8" (5.71m x 2.65m) with electric roller door to front, power/light connected, personnel door to side and secondary door giving access through to the utility area - Utility 9' 5" x 8' 8" (2.89m x 2.65m) With upvc door to rear giving external access and (power/light connected).The main gardens lie to the rear and are of a most generous size being predominantly laid to lawn enclosed by concrete posts and panel fencing with two paved patio areas, one abutting the rear of the property and the other found to the rear boundaries creating an excellent space for alfresco dining.

The rooms are as follows:

ENTRANCE HALL: 12' 6" x 5' 6" (3.83m x 1.70m) Access via a replaced composite door to side. A pleasing and spacious first impression. Staircase rising to first floor level and under stair storage cupboard space, replaced internal doors giving access to the wc, reception room and kitchen. Replaced flooring flowing through.

WC: 2' 7" x 5' 4" (0.80m x 1.64m) A modern matching suite with corner wash hand basin, low level wc, heated towel rail and fully tiled.

RECEPTION ROOM ONE: 15' 11" x 10' 7" (4.86m x 3.24m) With large picture window to the front aspect. A light, bright and airy room with arch connecting through to reception room two...

RECEPTION ROOM TWO: 11' 1" x 8' 0" (3.39m x 2.45m) Used as a formal dining area and with views and access onto the rear gardens via replaced upvc double glazed French doors.

KITCHEN: 11' 7" x 8' 1" (3.54m x 2.48m) With window to rear. A replaced kitchen of a high specification with granite work surfaces and an extensive range of wall and floor unit cupboard space with four ring gas hob, extractor above, fitted double oven, fitted fridge and dishwasher. Upvc door to side giving access to the side passage 14' 8" x 2' 4" (4.49m x 0.73m) with upvc doors to the front and rear aspect and internal access to the garage.

FIRST FLOOR LEVEL: LANDING:

With replaced internal doors giving access to the three bedrooms and bathroom. Built-in airing cupboard to side housing the boiler and additional storage cupboard over stairs.

BEDROOM ONE: 12' 11" x 10' 8" (3.96m x 3.27m) With window to the front aspect. A particularly large principle bedroom with the luxury of high quality fitted storage units.

BEDROOM TWO: 14' 1" x 10' 7" narrowing to 8'1" (4.31m x 3.24m narrowing to 2.47m) With window to rear overlooking the rear gardens. A generous double bedroom.

BEDROOM THREE: 7' 6" x 8' 3" (2.29m x 2.52m) With window to rear. Although the smaller of the three bedrooms still a good size.

BATHROOM: 7' 3" x 5' 6" (2.21m x 1.70m) A replaced matching modern suite in white with panelled bath, double headed shower over, low level wc, wash hand basin over vanity unit and heated towel rail.

OUR REF: 8231



Viewing Arrangements

Strictly by appointment

Contact Details

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Diss

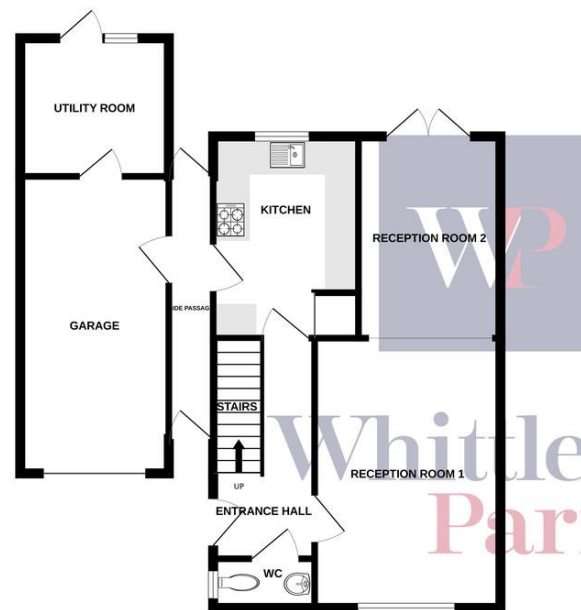
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their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

GROUND FLOOR
742 sq.ft. (68.9 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA: 1216 sq.ft. (113.0 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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