

THE CLOSE

# Roydon, Diss IP22 5RE

Freehold | Energy Efficiency Rating : TBC

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# FOR SALE PROPERTY

A hand holding a smartphone displaying the Starkings & Watson virtual tour app. The screen shows a 'Enter virtual tour' button, the company logo, and the website URL 'starkingsandwatson.co.uk'. A QR code is visible on the phone's screen.

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- No Chain!
- Detached Bungalow
- Backing Onto Fields & River Waveney
- 1700 Sq. ft of Internal Accommodation (stms)
- Five Bedrooms & Two Reception Rooms
- Wet Room, W.C & Utility Shower Room
- Generous Gardens Front & Rear
- Renovation Project with Potential

### IN SUMMARY

Guide Price £300,000-£325,000. NO CHAIN. Located within a QUIET CUL-DE-SAC in the popular village of ROYDON close to DISS is this DETACHED BUNGALOW requiring some modernisation. The property itself is a FANTASTIC POTENTIAL PROJECT for any purchaser and offers approximately 1700 SQ. ft of INTERNAL ACCOMMODATION (stms). The garden and plot the bungalow sits within are also a real plus with generous lawned gardens to the rear backing onto fields and AMPLE DRIVEWAY PARKING and GARAGE to the front. Internally, the extended layout comprises FIVE BEDROOMS, TWO RECEPTION ROOMS, including the kitchen/dining room, TWO BATHROOMS, garden room and utility room.

### SETTING THE SCENE

The property is approached via a sweeping shingled driveway with mature shrubs and trees to the front, and a front lawned garden. The driveway provides ample off-road parking and leads to the single integral garage and main access to the bungalow at the front via the porch.

### THE GRAND TOUR

Entering the bungalow via the timber-built porch entrance, this leads into the central hallway. To the left of the hallway you will find the bedroom wing. The first room being the wet room which has been refurbished in recent years in addition to the separate W.C. There are then four comfortable bedrooms all overlooking the side aspect - most of which have built-in wardrobes. To the end of the hallway there is access to the rear garden and access to the main bedroom beyond which overlooks the rear garden and has ample built-in wardrobes. The sitting room is located centrally within the footprint of the bungalow with access to the garden room beyond, which is a large timber-built room with direct access to the garden. The kitchen/dining room can be found to the right of the main hallway. The kitchen does require a degree of updating but offers lots of space to reconfigure, whilst housing the boiler which is currently not in working order and provides access to the garden room beyond. From the kitchen there is also access to the utility room which houses a shower and a further W.C. The utility room provides space for all the which goods and gives further access to the rear lobby of timber construction.

### THE GREAT OUTDOORS

The rear garden is a very generous size and backs onto fields beyond. The garden is mainly laid to lawn with a collection of fruit trees, mature shrubs and planting. You will also find a paved terrace area with the ideal space for a table and chairs. Also located within the garden is a green house as well as rear



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access to the utility/rear porch and the garden room, whilst side access leads to the front driveway, and integral garage benefiting from double doors and power and light.

#### OUT & ABOUT

The property is located within a private and secluded cul-de-sac position within the popular village of Roydon. The centre of the village of Roydon is within an easy walk of the property has a service station, public house, village hall and is situated less than one mile from Diss. The market town of Diss has an abundance of amenities including three supermarkets, a leisure centre, independent shops and a wide range of social activities. Diss railway station lies on the Norwich to London Liverpool Street mainline.

#### FIND US

Postcode : IP22 5RE

What3Words : ///eased.helpless.chose

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

#### AGENTS NOTE

The property has over the years been extended in various places. The single storey extension to the rear does have visible cracking and we are of the understanding that this part of the building has undergone underpinning in years gone by. The front porch, garden room and rear porch area are all of timber construction and will need replacing/repairing. The property does have central heating and radiators in place however the boiler is not currently in working order.

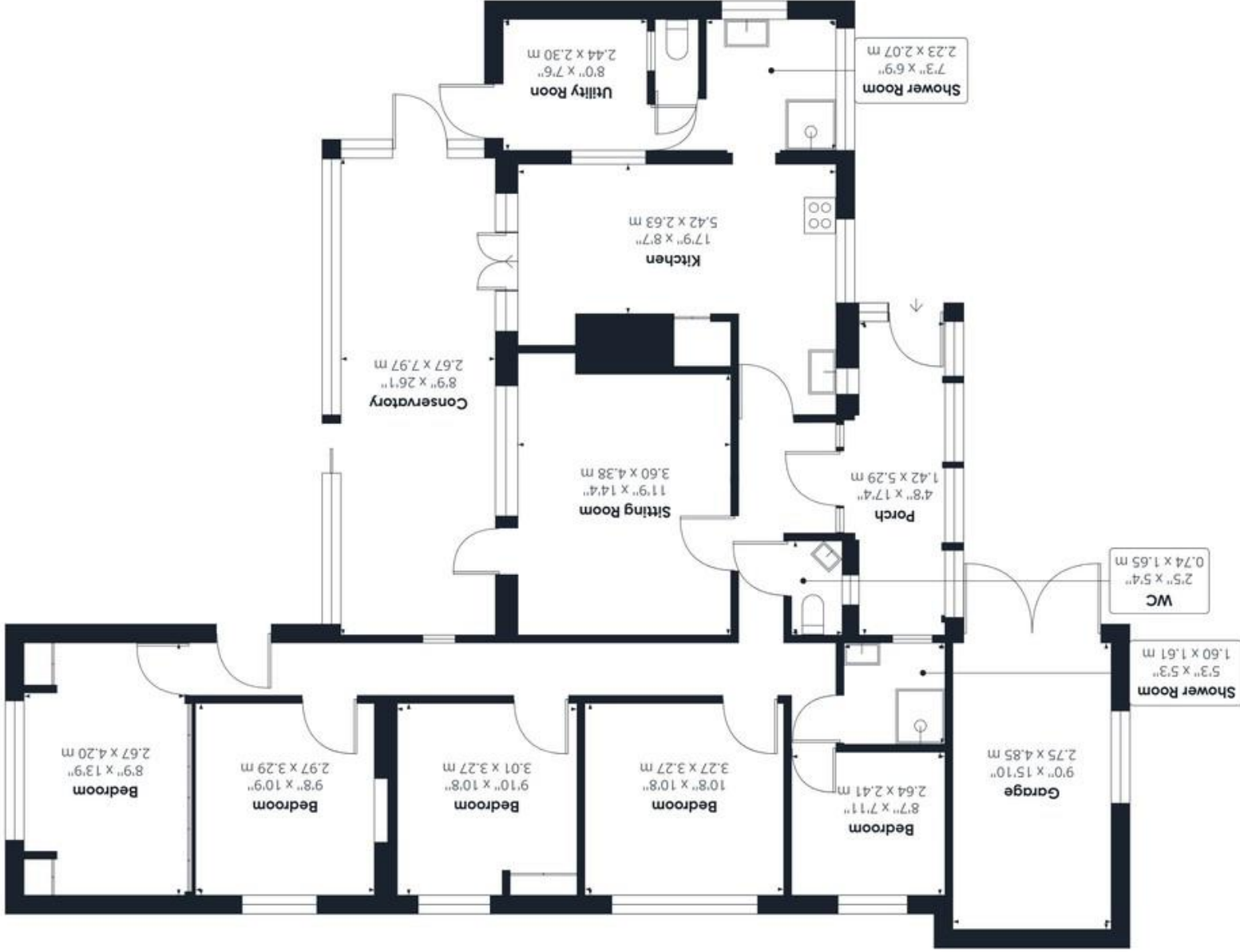
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Price:



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Approximate total area <sup>(1)</sup>  
 1709.75 ft<sup>2</sup>  
 158.84 m<sup>2</sup>

(1) Excluding balconies and terraces

GIRAFFE 360  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.