

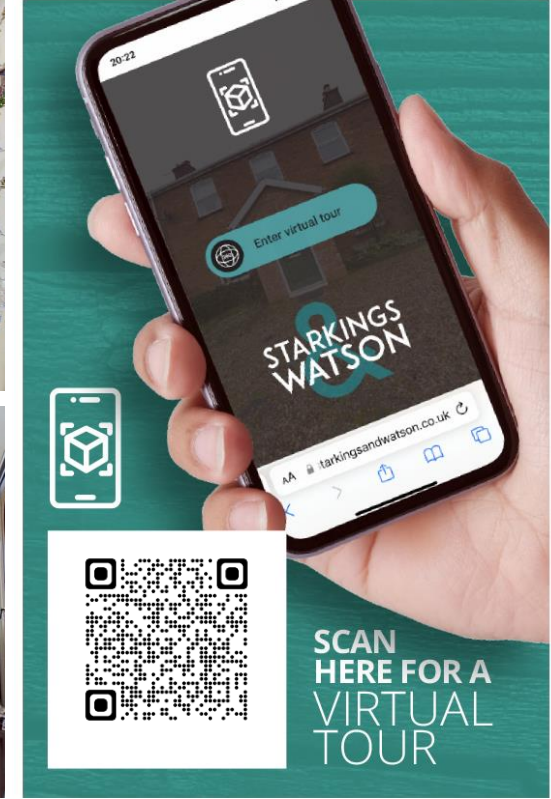
ROWDEN WAY

Roydon, Diss IP22 5BD

Freehold | Energy Efficiency Rating : B

To arrange an accompanied viewing please pop in or call us on 01379 450950

FOR SALE  
PROPERTY



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- Detached Bungalow
- Village Location
- Close to Diss Town Centre
- L-Shaped Main Reception & Kitchen
- Extended Garden Room
- Two Double Bedrooms & Bathroom
- Private Rear Gardens
- Driveway Parking & Garage

### IN SUMMARY

This DETACHED MODERN BUNGALOW built in 2014 offers more than first meets the eye and is located towards the end of a 'NO THROUGH ROAD' within the popular village location of ROYDON close to DISS. The property has been owned since new by the current owner and is presented in GOOD ORDER with a LOW MAINTENANCE REAR GARDEN, AMPLE DRIVEWAY PARKING and GARAGE and EXTENDED GARDEN ROOM. The property internally offers a central hallway, bathroom with shower and bath, TWO DOUBLE BEDROOMS, L-SHAPED MAIN RECEPTION with sitting and dining space, kitchen/breakfast room and extended garden room opening onto the rear garden. The garden is well laid out offering plenty of low maintenance space to be enjoyed all year round. The property is finished with uPVC DOUBLE GLAZING and GAS FIRED central heating.

### SETTING THE SCENE

The property is approached via a generous shingled driveway providing ample off-road parking which in turn leads to the single garage. There is gated side

access leading to the rear garden as well as front lawns and mature hedging and a pathway to the main entrance door to the front.

### THE GRAND TOUR

Entering into the main hallway via the covered entrance door to the front you will find built in cupboard storage. To the front there is a double bedroom and an adjacent bathroom offering a separate bath and shower. The main bedroom can be found to the rear overlooking the rear garden. The main reception space is L-shaped with distinct areas for dining and seating. The dining end opens with double doors into the garden room and the sitting area to the front offers an electric fireplace. This in turn opens into the kitchen with ample cupboard storage, integrated electric oven and gas hob, there is then space for all the white goods in addition as well as the wall mounted gas fired boiler. The kitchen gives access to the garden room with solid roof and double doors opening onto the garden. The garden is a lovely room to be enjoyed all year round.

### THE GREAT OUTDOORS

The private rear garden has been designed to be low maintenance with paved patio areas, pathway and terracing in various places to be enjoyed. There is a combination of lawns and artificial lawns as well as raised planting borders. You will find a useful timber built shed and gated side access leading to the side driveway and garage beyond with up and over door, power and light.



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Diss Office on **01379 450950**



### OUT & ABOUT

The property is located in a very private and secluded position towards to back of the popular village of Roydon and fronts onto the common, an ideal spot for walking and enjoying the quiet life. 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 5BD

What3Words : ///indulgent.saints.yacht

### VIRTUAL TOUR

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

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

Price:



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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.

(1) Excluding balconies and terraces

Approximate total area<sup>(1)</sup>  
912.53 ft<sup>2</sup>  
84.78 m<sup>2</sup>

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