

ALDRICH WAY

**Roydon, Diss IP22 4FJ**

Freehold | Energy Efficiency Rating : D

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

**FOR SALE**  
**PROPERTY**



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**STARKINGS WATSON**

- No Chain!
- End Of Terrace Home
- Presented In Good Order
- Newly Re-Fitted Kitchen/Dining Room
- Spacious Sitting Room
- Three Ample Bedrooms
- Family Bathroom & Separate Shower
- Private Gardens, Parking & Garage

#### IN SUMMARY

NO CHAIN! Situated within a quiet CUL-DE-SAC in the popular residential location of ROYDON CLOSE TO DISS TOWN CENTRE is this WELL PRESENTED THREE BEDROOM END OF TERRACE HOME. The property would make the ideal next step on the ladder and benefits from a NEWLY FITTED KITCHEN, LANDSCAPED SOUTH FACING GARDENS, PARKING and a GARAGE. Internally you will find a hallway with useful shower room, generous sitting room to the front and the impressive kitchen/dining room to the rear. Both rooms have the addition of BUILT IN SHUTTERS. On the first floor there are TWO DOUBLE BEDROOMS and a further single as well as the family bathroom. The property is finished with uPVC double glazing and GAS FIRED central heating.

#### SETTING THE SCENE

From the cul-de-sac you approach the property via a landscaped shingled frontage with paved pathway leading to the main entrance door on the far right of the property as you face the building. parking can be found either on road or to the rear in front of the garage.

#### THE GRAND TOUR

Entering the property via the main entrance door to the front there is a hallway with stairs to the first floor. You will find a ground floor shower room which was formally a WC. The main sitting room overlooks the front with fitted shutters to the window, whilst the main sitting/dining room can be found to the rear with double doors opening onto the garden again with fitted shutters. The kitchen has been recently re-fitted with modern units and rolled edge work surfaces. There is an integrated fridge, freezer and dishwasher as well as freestanding washing machine and range style cooker as well as space for dining table and chairs. Leading up to the first floor landing you will find a loft hatch access. Off the landing there is a family bathroom, rear bedroom with built in cupboards and shutters, main bedroom to the front with shutters and a third bedroom adjacent.

#### THE GREAT OUTDOORS

The relatively private and south facing rear garden has been landscaped creating a space that can be enjoyed all year round. The garden offers a large paved terrace and pathway leading to the gate to the rear, lawned areas and a further shingled area. The garden is enclosed by a combination of brick walls and timber fencing. Beyond the rear gate is the parking in front of the attached garage with power and light, up and over door and storage space above.



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#### OUT & ABOUT

The property is located in the popular village of Roydon, 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 4FJ

What3Words : ///vowel.attracts.observer

#### VIRTUAL TOUR

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

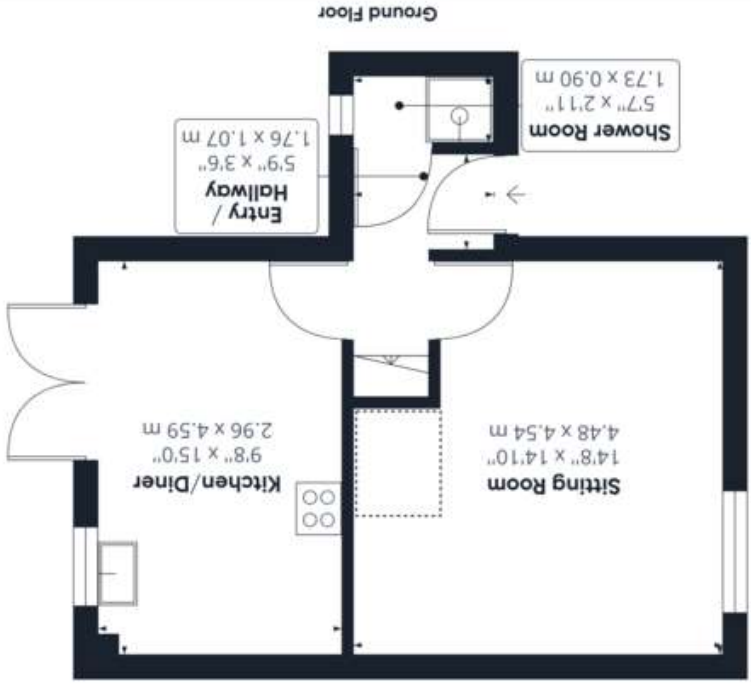
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Price:



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Approximate total area (m<sup>2</sup>)  
741.26 ft<sup>2</sup>  
68.87 m<sup>2</sup>

Reduced headroom  
12.52 ft<sup>2</sup>  
1.16 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

GIRAFFE360  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.