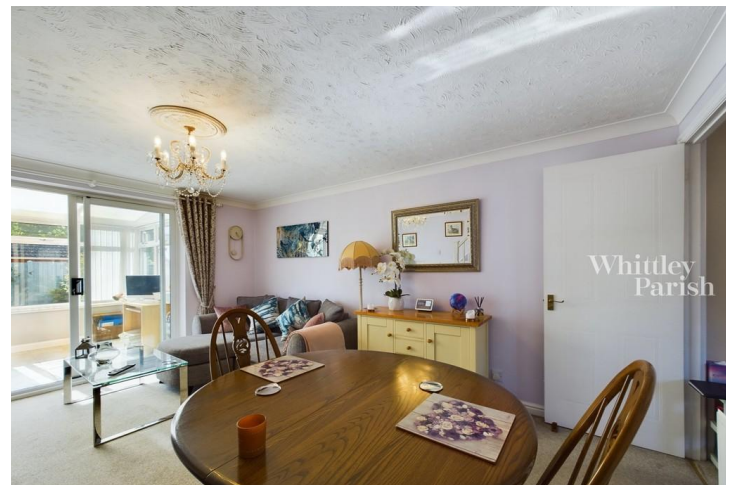




**Appletree Lane, Roydon, Diss, IP22 4TL**  
**Guide Price £220,000**



A SPACIOUS TWO BEDROOM SEMI-DETACHED HOUSE ENJOYING A PLEASING END OF CLOSE POSITION AND BENEFITING FROM SINGLE GARAGE, CONSERVATORY EXTENSION, WESTERLY FACING REAR GARDENS.

# Appletree Lane, Roydon, Diss

## Key Features

- End of close position
- Westerly facing rear garden
- Single garage
- Conservatory extension
- Gas central heating
- Immaculately presented
- Council Tax Band B
- Freehold
- Energy Efficiency Rating D.

## Situation

Found to the north west of Diss the property is found upon a small and attractive no through close surrounded by similar properties predominantly on larger than average plots. Appletree Lane borders Diss/Roydon and is within walking distance of not only the town centre but also the open rural countryside. The historic market town of Diss is situated 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 services to London Liverpool Street and Norwich.

## Description

The property comprises of a two bedroom semi-detached house having been built in the 1990s by Messr Wilcon Homes and of traditional brick and block cavity wall construction under a pitched interlocking tiled roof and heated by a gas fired combination boiler via radiators. The accommodation is well arranged, having well proportion rooms and throughout is presented in a most excellent decorative order.

## Externally

The property is approached via a brick weave driveway leading up to the house and attached garage (measuring 16' 10" x 8' 2" (5.14m x 2.49m) with up and over door to front, power/light connected, storage space within eaves and personnel door to rear giving access onto the rear gardens). The main gardens are found to the rear and greatly enjoy a south westerly aspect taking in all of the afternoon and evening sun. The gardens are predominantly laid to lawn with a paved patio area abutting the rear of the property creating an excellent space for alfresco dining. The gardens are enclosed by concrete posts and panel fencing enjoying a good deal of privacy/seclusion within



# Appletree Lane, Roydon, Diss

The rooms are as follows:

**ENTRANCE HALL:** 6' 7" x 3' 9" (2.02m x 1.16m)

Access via a storm porch to front. Panelled internal doors giving access to the reception room and kitchen.

**KITCHEN:** 8' 6" x 7' 9" (2.60m x 2.37m)

With window to the front aspect and offering a good range of wall and floor units with roll top work surfaces over, space/plumbing for automatic washing machine and dishwasher. Inset sink with drainer and mixer tap. Tiled splashbacks. Four ring electric hob with extractor above and double oven below.

**RECEPTION ROOM:** 15' 5" x 11' 9" (4.71m x 3.60m)

Found to the rear aspect of the property and with upvc double glazed sliding doors giving access through to the conservatory extension. Stairs rising to first floor level.

**CONSERVATORY:** 8' 6" x 8' 2" (2.60m x 2.50m)

A proper upvc double glazed conservatory extension upon a brick base and with French doors giving external access to the rear gardens. Fitted blinds.

**FIRST FLOOR LEVEL:** Landing: With panelled doors giving access to the two bedrooms and bathroom.

**BEDROOM ONE:** 11' 11" x 11' 9" (3.64m x 3.60m)

With window to the rear aspect and being a spacious double bedroom serving well as a master bedroom.

**BEDROOM TWO:** 12' 1" x 5' 9" (3.69m x 1.76m)

With window to the front aspect.

**BATHROOM:** 8' 7" x 5' 8" (2.63m x 1.73m)

With frosted window to front and comprising of a remodelled suite with corner tiled shower cubicle, low level wc and hand wash basin over vanity unit. Heated towel rail to side.

## SERVICES

Drainage - Mains

Heating type - Gas central heating

EPC rating - D

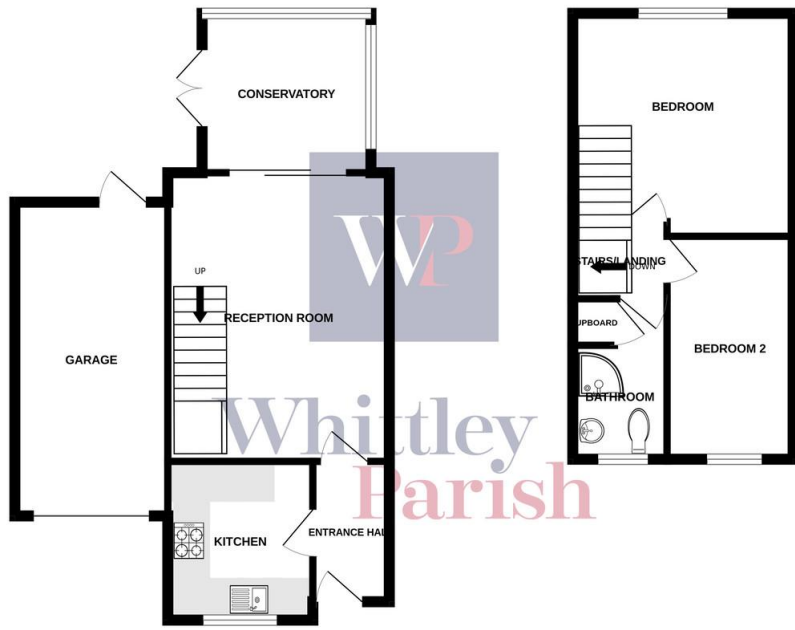
Council Tax Band - B



# Appletree Lane, Roydon, Diss

GROUND FLOOR  
495 sq.ft. (45.9 sq.m.) approx.

1ST FLOOR  
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA: 778 sq.ft. (72.2 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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