

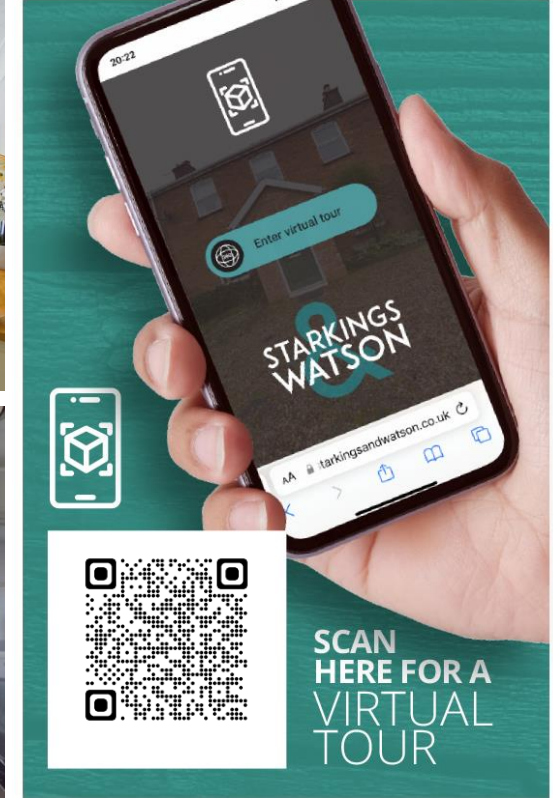
APPLETREE LANE

Roydon, Diss IP22 4TL

Freehold | Energy Efficiency Rating : D

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

FOR SALE
PROPERTY



arla | propertymark

PROTECTED

naea | propertymark

PROTECTED



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



STARKINGS
&
WATSON

- Semi-Detached Home
- Popular Residential Location
- Presented In Good Order
- Sitting Room & Conservatory
- Separate Kitchen
- Two Ample Bedrooms & Bathroom
- Private & Sunny Rear Garden
- Driveway & Garage

IN SUMMARY

Located within a QUIET CUL-DE-SAC on a POPULAR RESIDENTIAL DEVELOPMENT in the village of ROYDON, close to DISS TOWN CENTRE you will find this TWO BEDROOM SEMI-DETACHED HOME with GARAGE and DRIVEWAY PARKING. Internally the well-presented accommodation offers a hall entrance with separate fitted kitchen to the front. There is a SITTING/DINING ROOM to the rear which opens into an extended conservatory. On the first floor there are TWO AMPLE BEDROOMS and a family bathroom. Externally, the PRIVATE and SUNNY REAR GARDEN offers more space than expected and is the perfect garden space to enjoy in the summer months. The garden provides rear access to the attached GARAGE with a DRIVEWAY PARKING SPACE found in front of the garage.

SETTING THE SCENE

Approached via the cul-de-sac towards the end meaning you have a quiet no through road access. The frontage offers hard standing driveway parking in front of the attached single garage. There is also a

front lawned garden with planted shrubs and pathway leading to the partially covered main entrance door.

THE GRAND TOUR

Entering via the main entrance door to the front into an entrance hallway. The first room you will find on the left is the kitchen overlooking the front with ample cupboard storage and work surfaces over, an integrated electric oven with hob and extractor fan over as well as space for various white goods. The main sitting/dining room can be found to the rear with stairs leading to the first floor. The main reception offers space for the table and chairs and the dining table and has a sliding door leading to the conservatory. The conservatory has tiled flooring and access to the rear garden. Leading up to the first floor landing you will find a loft hatch access, two bedrooms and a family shower room. There is the main bedroom to the rear and a second one to the front with the shower room having been re-fitted offering a storage cupboard housing the gas fired central heating boiler.

THE GREAT OUTDOORS

The pretty and enclosed rear garden is beautifully kept offering a private and sunny spot to be enjoyed. The garden offers lawned areas with planted borders surrounding offering a variety of mature shrubs and trees. In addition there is a pleasant paved patio leading from the conservatory, the perfect spot for the patio table and chairs. The rear garden also gives access to the garage from the rear with power and



To arrange an accompanied viewing please call our
Diss Office on **01379 450950**



light with an up and over door to the front and storage above.

OUT AND 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 4TL

What3Words : ///bangle.lobster.woodstove

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:



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk

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.

☐ Reduced headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾
 745.12 ft²
 69.22 m²

Reduced headroom
 9.14 ft²
 0.85 m²

HYBRID ESTATE AGENTS
STARKINGS WATSON

