

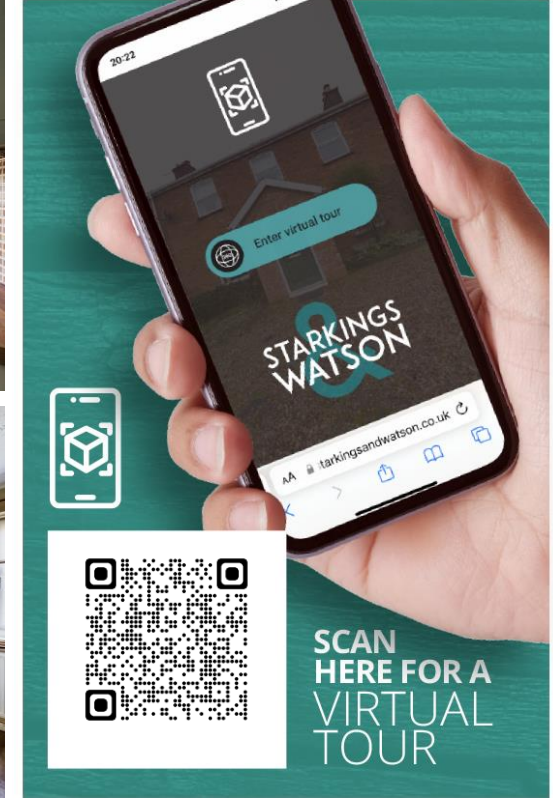
TUDOR AVENUE

Roydon, Diss IP22 5SQ

Freehold | Energy Efficiency Rating : D

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

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STARKINGS
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- No Chain!
- Detached Family Home
- Popular Village Location
- Large Frontage with Driveway Parking
- Impressive Main Reception Room
- Three Ample Bedrooms
- West Facing Garden & Garage
- Income Generating Solar Panels

IN SUMMARY

Guide Price £270,000-£290,000. NO CHAIN. Located on a QUIET NO THROUGH ROAD within the POPULAR VILLAGE OF ROYDON you will find this DETACHED CHALET STYLE FAMILY HOME. The property comprises a three bedroom detached house built in the 1970s with uPVC double glazing and gas fired CENTRAL HEATING. The GENEROUS and FLEXIBLE ACCOMMODATION extends to approximately 1200 Sq. ft (stms), with light and spacious rooms set over two floors. You will find a hallway, W.C, kitchen, impressive SITTING/DINING ROOM to the rear and utility porch, along with an integral GARAGE. On the first floor there are THREE AMPLE BEDROOMS, an EN-SUITE and family bathroom. Externally there are private rear garden, ample DRIVEWAY PARKING, as well as income generating solar panels!

SETTING THE SCENE

The property is set back from the road approached via a part hard-standing and part shingle driveway, providing ample off-road parking for numerous vehicles. The driveway leads to the single garage with

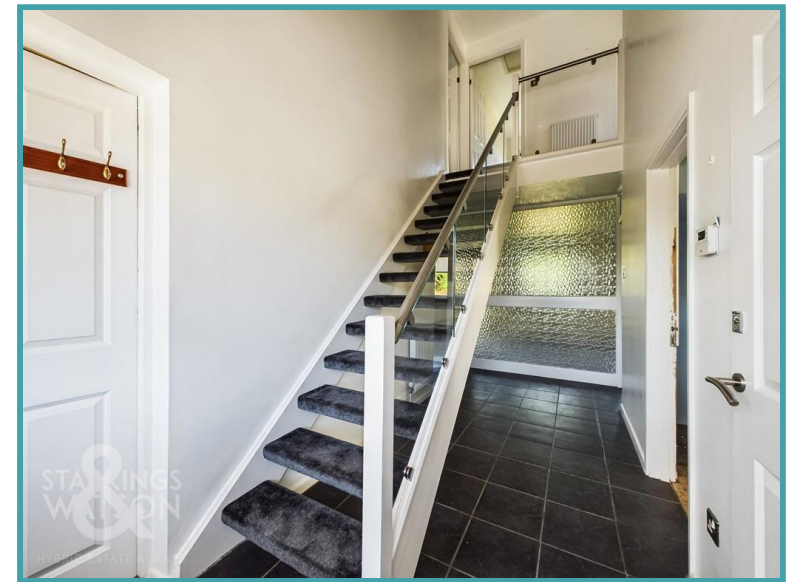
electric roller door. The main entrance door is found to the front.

THE GRAND TOUR

Entering via the main entrance door to the front you will find a welcoming entrance hallway with glass balustrade as well as useful ground floor W.C and access to the integral garage. The kitchen is found to the right hand side, and offers a range of cupboards with rolled edge work-surfaces over, and space for a range of white goods. There is also a built-in cupboard and window through to the dining room. The kitchen gives access to the utility porch to the side with front and rear access. The impressive main reception room can be found to the rear, a double sized open plan room with feature fireplace and doors onto the rear garden. Heading up to the first floor landing to the left there is the main bedroom benefiting from an en-suite shower room. You will then find a single bedroom with storage overlooking the garden as well as a double bedroom adjacent also with built-in storage, and finally the main family bathroom with a shower over bath.

GREAT OUTDOORS

The enclosed and private main gardens are found to the rear of the property enjoying a westerly facing aspect, being predominantly laid to lawn with plants and shrubs to side. You will also find a garden pond, and paved patio. The garden is enclosed with timber fencing and rear access via the utility porch.



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Diss Office on **01379 450950**



OUT & ABOUT

The property is located on a 'no through road' within 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 5SQ

What3Words : ///munched.signified.composts

VIRTUAL TOUR

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

AGENTS NOTES

Buyers are advised there are 16 solar panels providing an annual income for 2022 of approximately £730.00. It is understood the feed in tariff is transferable.

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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Approximate total area⁽¹⁾
 1202.55 ft²
 111.72 m²

Reduced headroom

13.82 ft²

1.28 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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.