

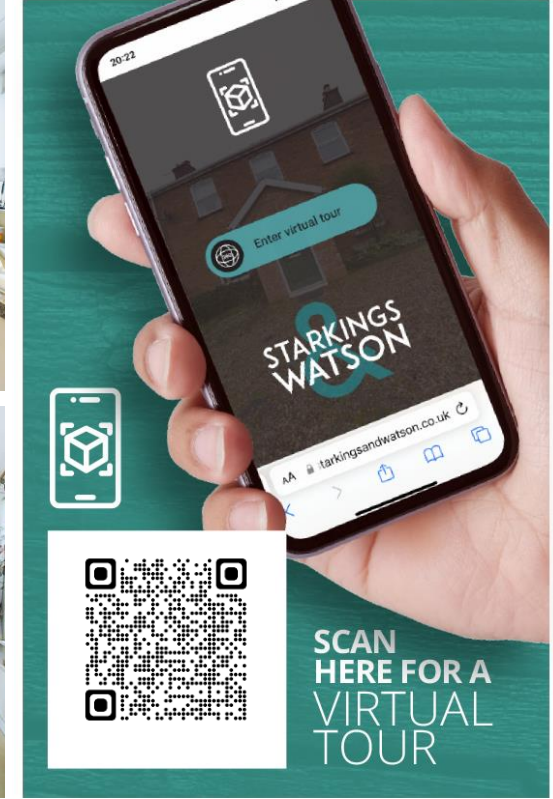
STEGGLES DRIVE

Roydon, Diss IP22 4FH

Freehold | Energy Efficiency Rating : TBC

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STARKINGS  
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- Detached Family Home
- Annexe Potential
- Two/Three Receptions
- Four/Five Bedrooms
- Three Bathrooms & W/C
- Double Garage & Driveway Parking
- Private Rear Gardens Backing Onto Woods
- Quiet Cul-De-Sac Position

#### IN SUMMARY

Found BACKING ONTO WOODLAND and at the end of a small CUL-DE-SAC is this IMPRESSIVE DETACHED FAMILY HOME with over 1950 sq. ft. (stms). The house itself offers two reception rooms as well as modern kitchen/breakfast room and utility. There are then FOUR GENEROUS BEDROOMS, and en-suite and family bathroom in addition. The bonus and real selling point of the home comes with the integral DOUBLE GARAGE, INNER HALLWAY, FURTHER BATHROOM AND FIRST FLOOR RECEPTION/OFFICE spanning 23'. This space can easily be incorporated into the house or used as ANNEXE ACCOMMODATION. Externally you will find very private and well-kept rear gardens backing onto the woodland as well as off road parking to front for a few vehicles. The property is well presented and is offered with uPVC double glazing and GAS FIRED central heating.

#### SETTING THE SCENE

Approached via the cul-de-sac at the end you will find parking for multiple vehicles in front of the double

garage with two electric up and over doors. There is a small area of lawn to the front with the main entrance door found to the front. There are also side gates to both sides leading to the rear garden.

#### THE GRAND TOUR

Entering via the main entrance door to the front you will initially find a hallway with stairs to the first floor landing and built in storage cupboard as well as w/c. The hallway splits into two sections with a door to the left leading to the possible annexe accommodation. There is a hallway leading to the integral double garage as well as a ground floor bathroom. A set of stairs leads from the hallway up to the first floor bedroom/reception room. This room is approx. 23' and offers a wide array of possibilities currently being used as an office/store room. Heading back into the main hallway of the house you will find the sitting room to the front with dual aspect and double doors onto the rear garden as well as a feature fireplace. To the rear there is a dining room again with double doors onto the side garden. The modern kitchen/breakfast room is also found to the rear with a range of units and rolled edge worktops over. The kitchen offers integrated electric oven and grill as well as gas hob and dishwasher. The utility room can be found adjacent with further range of storage and space for washing machine. There is also a door leading to the rear garden. Heading up to the first floor landing you will find four bedrooms and a bathroom. To the rear there is the main bedroom overlooking the garden and woodland. The main bedroom has a range of fitted wardrobes and an en-



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suite shower room. The additional bedrooms are all a comfortable size with two located to the front and one to the rear. The tiled family bathroom offers a shower over the bath.

#### THE GREAT OUTDOORS

The well-kept rear garden offers lawns predominantly with a range of shrubs and trees. There is timber fencing surrounding the garden with a hard standing patio leading from the rear doors in the sitting room and kitchen. To the side the garden continues with lawns as well as a timber shed with pathway leading right around the house to the front. The rear gardens also back onto the woodlands giving a high degree of privacy.

#### 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 4FH

What3Words : ///adopters.dodges.drops

#### VIRTUAL TOUR

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

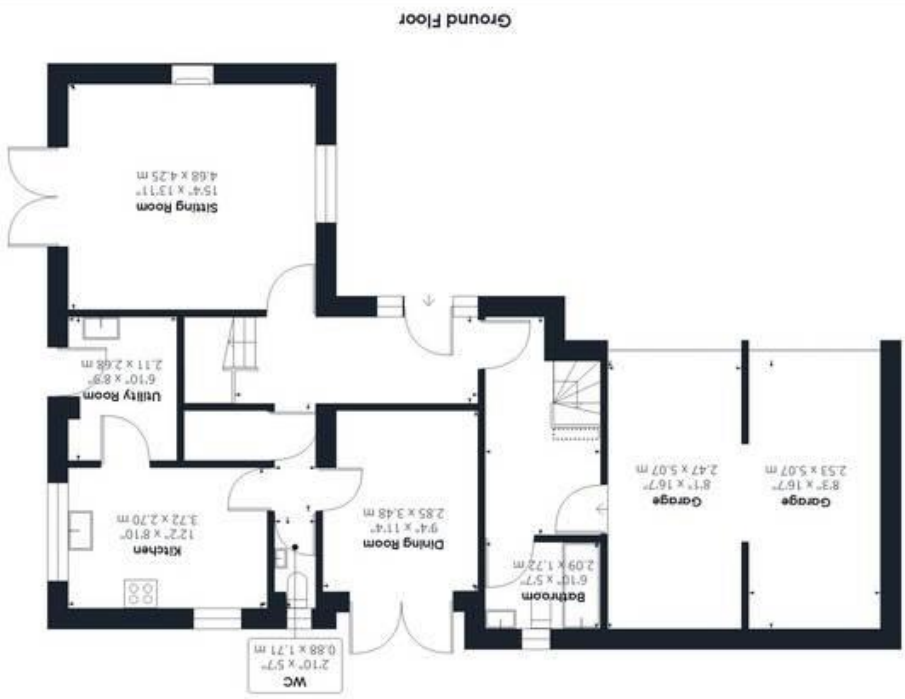
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Price:



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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 bedroom (below 1.5m/4.92ft)

Excluding balconies and terraces

Approximate total area<sup>m</sup>  
1975.19 ft<sup>2</sup>  
183.5 m<sup>2</sup>

Reduced bedroom  
35.15 ft<sup>2</sup>  
3.27 m<sup>2</sup>