

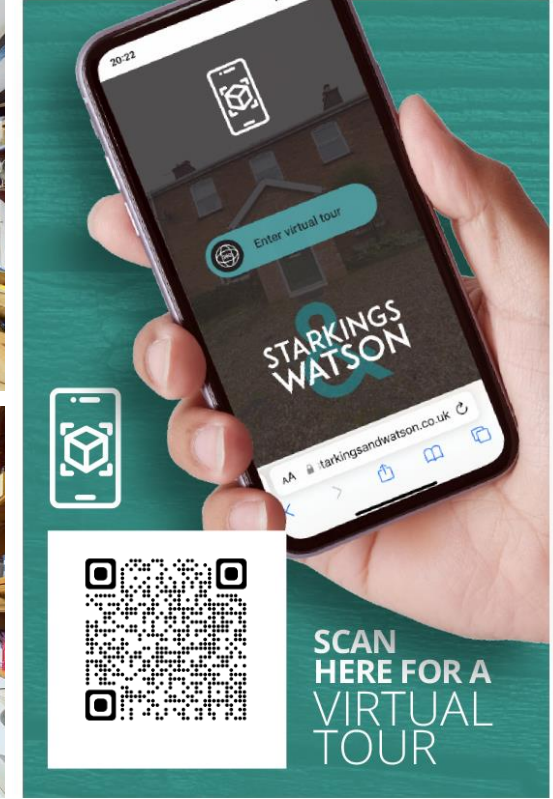
ROYDON FEN

Roydon, Diss IP22 5SE

Freehold | Energy Efficiency Rating : F

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

FOR SALE PROPERTY



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- Semi Detached Period Cottage
- Rural Location
- Private & Secluded Cul-De-Sac
- Total Plot Of 0.5 Acres (stms)
- Sitting/Dining Room With Woodburner
- Two Bedrooms
- Kitchen, Shower Room & Study Room
- Plenty Of Parking & Garaging

IN SUMMARY

Set along a no-through road and enjoying a quiet, RURAL LOCATION on the edge of ROYDON FEN, ideal for nature lovers is this SEMI-DETACHED CHARACTERFUL COTTAGE set within a generous plot and gardens in excess of 0.28 ACRES (stms). The cottage itself is presented in good order but could benefit from some updating. The cottage offers a traditional kitchen and small study room behind with downstairs shower room. There is a main reception room with exposed beams and oak wood flooring as well as a 'Jotul' woodburner and fireplace. On the first floor you will find TWO AMPLE BEDROOMS off landing. Externally there are PRIVATE GARDENS to the side and other side of the private track with plenty of space for SUMMERHOUSE, SHEDS and GARAGE as well as space for chickens, livestock, and vegetables. The gardens back onto and include part of ROYDON FEN beyond providing a wonderful backdrop increasing the total plot to over 0.5 ACRES (stms).

SETTING THE SCENE

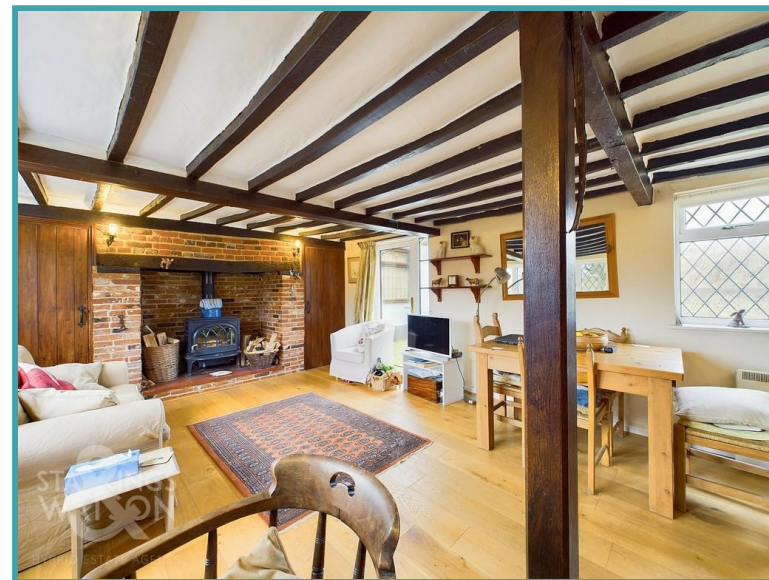
The property is approached from the private roadway/track via a concrete driveway providing parking for one vehicle to the front of the cottage and there is also parking found on the other side of the track opposite for three vehicles with access to the detached garage which has an up and over door, power, and light.

THE GRAND TOUR

Entering the cottage from the side into the kitchen you will find a range of hand built units with wooden worktops over with space for oven, washing machine, fridge and freezer. The kitchen gives access to the main reception and the study room behind. This room could be utilised in a number of ways but best suits a home office and is semi-open plan to the main reception. The ground floor shower room is found adjacent with aqua board splash backs and wood panelling. The main reception features exposed beams, oak wood flooring and a wonderful fireplace with 'Jotul' woodburner. There is also built in storage and stairs to the first floor landing and a door leading to the rear. Heading up to the first floor landing you will find two ample bedrooms off the landing with fitted wardrobes in the main bedroom. The property benefits from uPVC double glazing and electric storage heating with the addition of the woodburner.

THE GREAT OUTDOORS

You will find gardens to the side of the cottage and across the other side of the track to the front. The garden to the side has post and rail fencing and



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incorporates two sheds and the rear boundary is banked and backs onto fields. The larger area of garden lies across the track and includes a single garage, chicken enclosure and summerhouse. This section of garden is a real hidden gem and is screened with mature hedging and trees including an abundance of nut and fruit trees including conference pear, victoria plum, walnut and hazelnut. The land backs onto Roydon Fen, a stunning nature filled haven. The property is set within a generous 0.28 acre of gardens (stms) and a total plot including part of the Fen of 0.52 acres (stms).

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 5SE

What3Words : ///deluded.yacht.hunches

VIRTUAL TOUR

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

AGENTS NOTES

Buyers are advised of the following details. There is mains water and electricity connected to the property. Solar roof panels provide hot water and there is private drainage via a septic tank. Heating is via electric storage heaters and the woodburning stove.

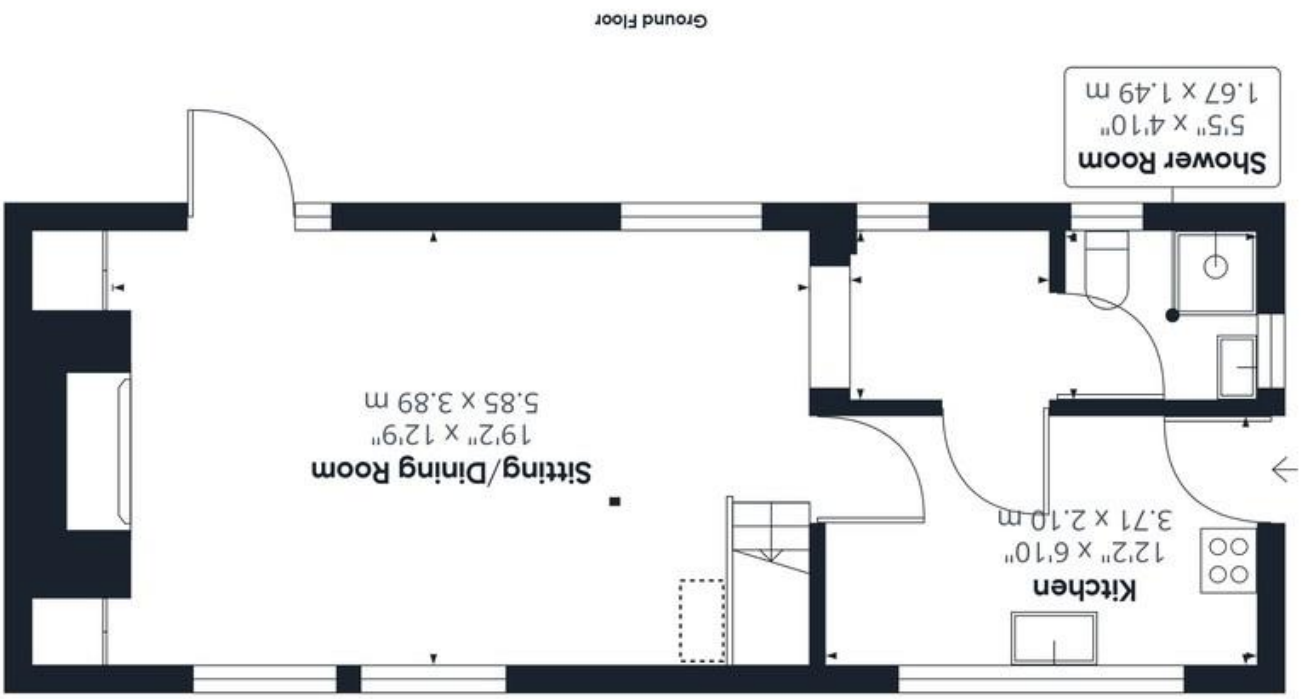
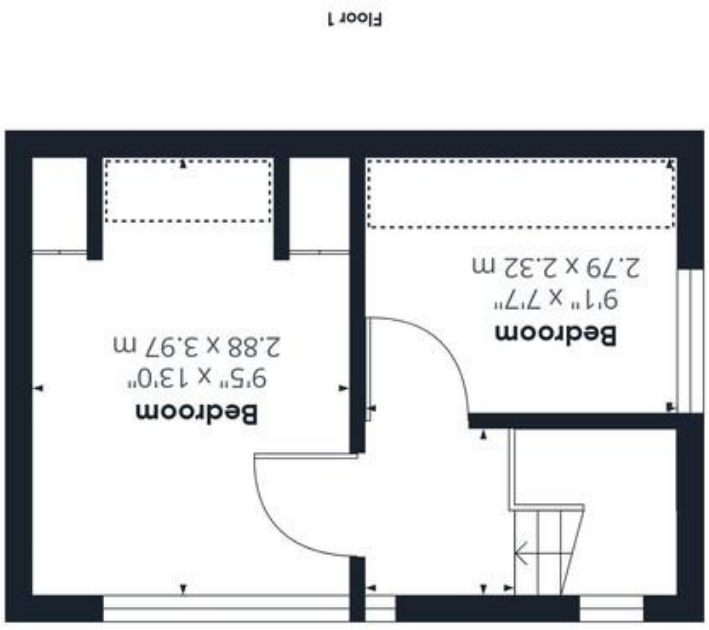
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Price:



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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^m
 616.63 ft²
 57.29 m²
 Reduced bedroom
 29.98 ft²
 2.79 m²