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67 LOUIES LANE

ROYDON, DISS, IP22 4QN



A spacious, extended and superbly presented detached bungalow.

The property is located in the sought-after Roydon area of Diss and has been substantially improved by the current owner. It has been extended and now offers spacious and well-arranged accommodation that is both light and versatile. A gravel driveway provides parking for several cars. At the centre of the accommodation is the entrance hall. The bedroom area is to one side with three double bedrooms and the principal benefiting from an en-suite shower room. The vendor currently uses one of the bedrooms as an additional sitting room. There is a well-appointed main bathroom. The dining area opens to a living room overlooking the garden. The kitchen has been comprehensively fitted in an attractive range of contemporary wall and base units and it opens to the breakfast room which the vendor added. This is an excellent space leading to the garden.

Off the kitchen, to the front, is a highly versatile triple aspect room with utility area and door to front. The vendor uses this as an artist's studio but it could be adapted for a variety of purposes and ideal for

those working from home.

The garden is a truly delightful feature of the property. Off the breakfast room is a terrace area for alfresco entertaining. This joins a large lawn, bordered by mature borders with established shrubs and trees. There is also a large workshop with power. The rear half of the garden has further established trees together with a raised vegetable bed. The garden offers excellent levels of seclusion.

LOCATION

Roydon is a well-served village with a Pub, Village Hall and Church. Located on the outskirts of the historic market town of Diss, which has rail links to Norwich and London and offers a wide range of shops, schooling and other facilities.

SERVICES

Gas fired central heating. Mains water, electricity and drainage are connected. (Durrants have not tested any apparatus, equipment, fittings or services and cannot therefore verify they are in working order.)

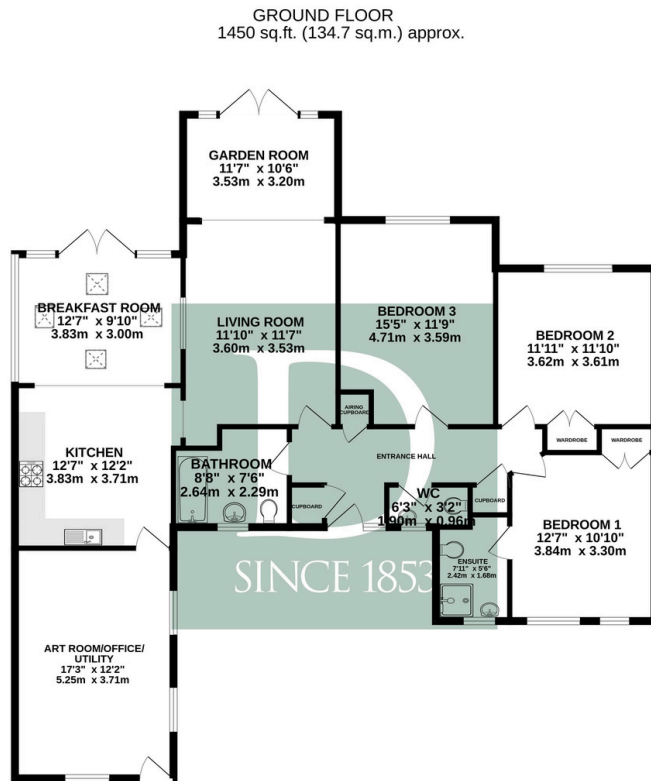








FLOOR PLAN



TOTAL FLOOR AREA: 1450 sq.ft. (134.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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LOCAL AUTHORITY

South Norfolk District Council
Council Tax Band D

ENERGY PERFORMANCE

C Rating

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

LOCATION



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

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- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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