



ROYDON

DISS, IP22 5XL

GUIDE PRICE £530,000



A superb end terrace single storey barn conversion in a quiet and private location within a few minutes' drive of Diss.

8 Home Farm Barn is set in a particularly private location within a few minutes' drive of Diss. Converted in 2010 it boasts a spacious kitchen/dining room that overlooks the private rear garden. There is a living room at the front with French doors opening onto a patio in the sheltered front garden. The property boasts 3 bedrooms and a bathroom with the main bedroom featuring an en-suite shower room. The present owner has added a stunning glass and metal garden room extension, which leads out to the attractive wrap around garden. There is a single garage and parking for two vehicles.

SERVICES

Oil fired underfloor central heating. Mains water and electricity are connected. Drainage is via a private treatment plant. (Durrants have not tested any apparatus, equipment, fittings or services and cannot therefore verify they are in working order.)

LOCAL AUTHORITY

Breckland District Council
Council Tax Band C

ENERGY PERFORMANCE CERTIFICATE

To Be Confirmed

VIEWING

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

DURRANTS BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management

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.





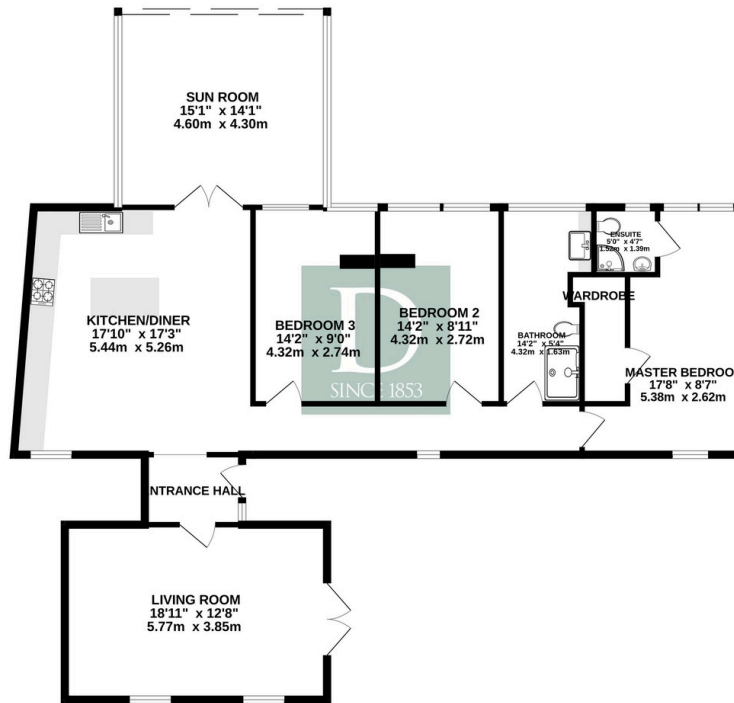
PRIVATE QUIET
LOCATION





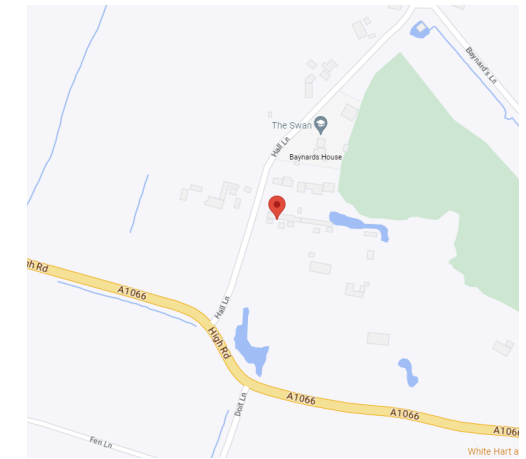
FLOOR PLAN

GROUND FLOOR
1408 sq.ft. (130.8 sq.m.) approx.



TOTAL FLOOR AREA: 1408 sq.ft. (130.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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LOCATION MAP



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

IMPORTANT NOTICE

Durrants and their clients give notice that:

- 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.
- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

CONTACT US

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