



30 TOTTINGTON LANE
ROYDON, DISS, IP22 5BJ



A cleverly and substantially extended period semi-detached cottage in a convenient location with rural views.

The property is an attractive and substantially extended semi-detached period cottage in a popular residential location in Roydon, conveniently located for Diss. The house benefits from rural views and direct access, via a gate, to a footpath making it perfect for country walks.

The driveway to the front offers parking for several cars and there is a kitchen garden area immediately to the front. The front door opens to an entrance lobby and in turn the delightful sitting room with its fireplace and wood burning stove. The original second reception room now forms a charming inner hall which could be used for a variety of purposes. There is a ground floor bedroom with French doors to the garden. This could be an additional reception room. There is also a shower room on the ground floor. The superb open plan kitchen/dining/family room which forms the main area of the extension is a real highlight of the house. With a wood burning stove, this room is perfect for entertaining. On the first floor are three bedrooms and a bathroom.

The rear garden is a delightful feature with a terrace for entertaining and it is laid largely to lawn. Beyond the garden are rural views.

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

Electric Storage Heaters. Mains electrics, water and drainage are connected to the property. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

LOCAL AUTHORITY

South Norfolk District Council
Council Tax Band B

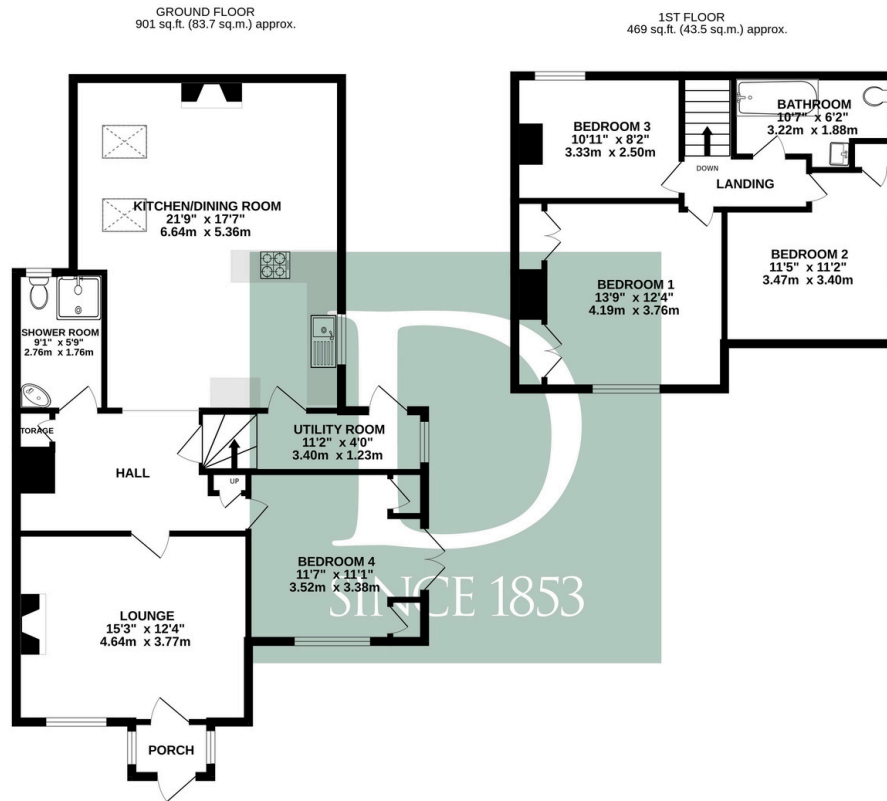
ENERGY PERFORMANCE

D Rating





FLOOR PLAN



LOCATION



VIEWING

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

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 - please contact us if you would like to discuss.

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- 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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