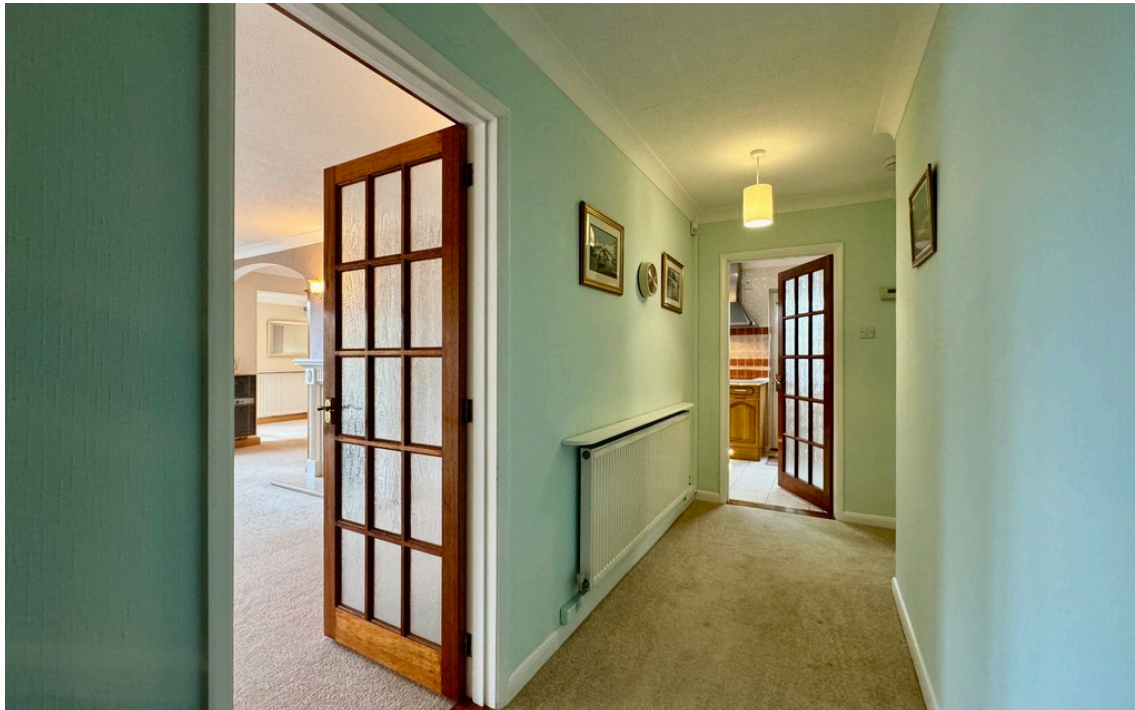




73 LOUIES LANE
ROYDON, DISS IP22 4QN



The property is situated in the sought after Louies Lane in Roydon.

The property is situated in the sought after Louies Lane in Roydon and has been improved and updated by the current owners but with potential for further improvement.

The property offers versatile and spacious accommodation to the front of the property. Well arranged throughout, 73 Louies Lane offers a brick weaved driveway accessed through electric gates providing parking for several cars a car port and single garage.

The accommodation is situated to the front of the property, which features two double bedrooms and a smaller bedroom currently being used as an office. The master bedroom benefits from an en-suite shower room and there is a well-appointed main bathroom. The kitchen has been comprehensively fitted with a range of wall and base units and leading through to the lounge/dining room. The lounge/dining room is a great space for entertaining and having two sliding doors allowing access to the rear garden. There is a good sized garden room at the rear of the property, which also has access to

the lean too which has adequate space and plumbing for a washing machine and tumbler dryer along with a WC.

The garden is a truly delightful feature of the property with a terrace area for alfresco entertaining. This joins to a lawn area which has an automatic sprinkler system installed and mature borders with established shrubs and plants. The rear of the garden features a large outbuilding accessed through a gate and is currently used as a workshop.

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

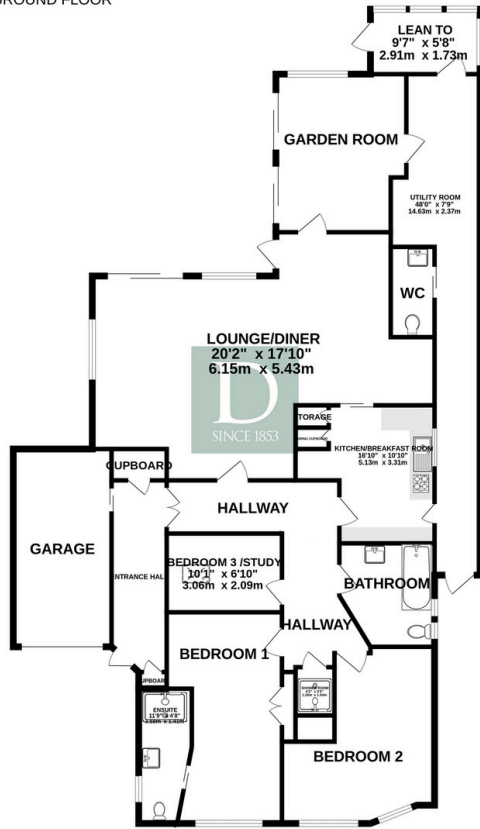
Gas fired central heating. Mains water, electricity and drainage are connected. (Durrants have not tested any apparatus, equipment, fittings or services and cannot verify they are in working order.)





FLOOR PLAN

GROUND FLOOR



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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LOCAL AUTHORITY

South Norfolk District Council

Council Tax Band D

ENERGY PERFORMANCE

D Rating

VIEWING

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

LOCATION PLAN



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

IMPORTANT NOTICE

Durrants and their clients give notice that:

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