

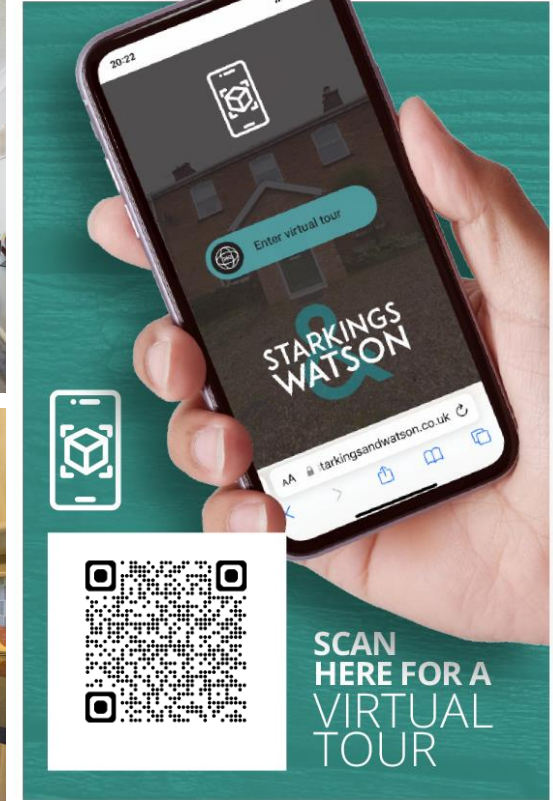
CRICKS WALK

Roydon, Diss IP22 5SN

Freehold | Energy Efficiency Rating : D

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

FOR SALE  
PROPERTY



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)



STARKINGS  
&  
WATSON

- End Of Terrace Home
- Cul-De-Sac Location
- Quiet and Tucked Away Position
- Main Sitting Room & Kitchen
- Two Ample Bedrooms
- Family Bathroom
- Extended Conservatory
- Private Garden & Driveway Parking

#### IN SUMMARY

Located in the POPULAR village of ROYDON within a QUIET CUL-DE-SAC you will find this END OF TERRACE TWO BEDROOM HOME ideal for a first time buyer or downsizer. The house is presented in good order and offers a PORCH ENTRANCE, main sitting/dining room, separate kitchen and conservatory extension. On the first floor there are TWO AMPLE BEDROOMS and a family bathroom. Externally you will find a large lawned frontage and driveway parking to the side as well as pleasant and PRIVATE REAR GARDENS. The house benefits from uPVC DOUBLE GLAZING and GAS FIRED CENTRAL HEATING. Roydon offers a range of local amenities as well as excellent access to DISS.

#### SETTING THE SCENE

Approached via the cul de sac you will find hard standing parking to the side of the house as well as a large land frontage, gate leading to the rear garden and pathway to main entrance door.

#### THE GRAND TOUR

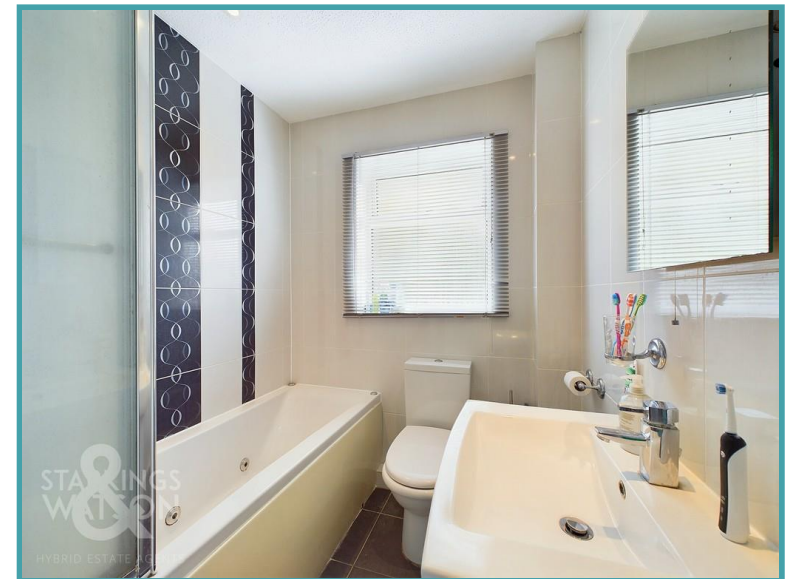
Entering via the main entrance door to the front you will find a porch entrance ideal for coats and shoes leading into the main sitting/dining room. The reception offers stairs to the first floor landing and window to front with access into the kitchen, to the rear. The kitchen offers plenty of fitted units with rolled edge worktops over and space for various white goods as well as gas fired wall mounted boiler. There is a door into the conservatory providing extra reception space and access to the rear garden. Heading upstairs to the landing there is a loft hatch and access to both bedrooms. The main bedroom to the front offers fitted storage. There is a family bathroom also with bath and shower over.

#### THE GREAT OUTDOORS

The rear garden is private, enclosed and offers a pleasant area with lawn and planting borders surrounding. There is a timber seating area as well as timber built workshop and hard standing area. You will find a gate leading to the frontage from the rear garden.

#### 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



To arrange an accompanied viewing please call our  
Diss Office on **01379 450950**



and a wide range of social activities. Diss railway station lies on the Norwich to London Liverpool Street mainline.

#### FIND US

Postcode : IP22 5SN

What3Words : ///roadblock.become.putts

#### VIRTUAL TOUR

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

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](https://starkingsandwatson.co.uk)

**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 headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

**Approximate total area**  
705.99 ft<sup>2</sup>  
65.59 m<sup>2</sup>

**Reduced headroom**  
13.62 ft<sup>2</sup>  
1.27 m<sup>2</sup>

