

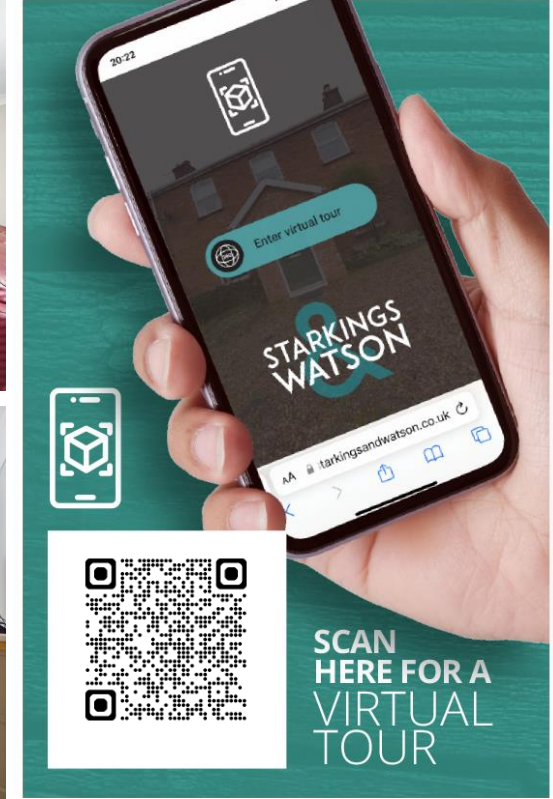
SHELFANGER ROAD

Roydon, Diss IP22 5XT

Freehold | Energy Efficiency Rating : D

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

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STARKINGS  
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- Detached Bungalow
- Set Upon 1.78 Acres With Outbuildings (stms)
- 23' Triple Aspect Sitting Room
- Generous 30' Open Plan Kitchen/Dining Room
- Three Double Bedrooms & Loft Room
- Family Bathroom & Three En-Suites
- External Home Office/Annex With Shower
- High Quality Fittings Throughout

#### IN SUMMARY

A wonderfully presented DETACHED BUNGALOW set upon 1.78 ACRES (stms) with multiple OUTBUILDINGS extending to a little over 3415 Sq. Ft (stms) of accommodation in total. The property benefits from all QUALITY fixtures and fittings throughout and an EXTERNAL HOME OFFICE with SHOWER ROOM creating the ideal POTENTIAL ANNEX (stp) as well as boasting THREE DOUBLE BEDROOMS all with their own EN-SUITES, a converted loft room and sizeable 23' TRIPLE ASPECT SITTING ROOM and 30' KITCHEN/DINING ROOM leading to a utility room. The sweeping driveway to the front allows for AMPLE OFF ROAD PARKING with additional car parking spaces to the side of the property also.

#### SETTING THE SCENE

The property is tucked behind a brick wall to the front with swinging electric Iron gates allowing access to the sweeping driveway with central water feature and large garden surround. Continuing to the left of the property you will find a five bar timber fence leading into a separate shingle car parking space.

#### THE GRAND TOUR

As you step inside you are first met with the central hallway with tiled flooring, Oak internal doors and oil radiator granting access to all bedrooms and living spaces on the

ground floor, stairs to the loft conversion, storage cupboard and two piece cloakroom with heated towel rail and frosted glass window. Turning to your right is the triple aspect sitting room with carpeted flooring and uPVC French doors into the rear garden with bay fronted window, a sizeable room with ample floor space for soft furnishings. The first double bedroom is found adjacent to the front door, with bay fronted windows and uPVC French doors overlooking the rear garden and courtyard this room benefits from a large walk-in wardrobe as well as a four piece 14' en-suite bathroom with a fully tiled surround, vanity storage plus walk-in shower and heated towel rail. The stairs within the hallway lead you to a well thought out loft conversion with fitted storage, vaulted ceilings and Velux windows plus access into the additional loft spaces nestled in the storage cupboards, this space currently functions as a bedroom, but has been used as a home office/study previously. To the end of the hallway and turning left you will find the second double bedroom, with carpeted flooring and views onto the front garden, this well-lit double bedroom also has access into a four piece en-suite with corner shower unit, heated towel rail, tiled flooring and surround. The third bedroom is found just next to the second, with large floor space with uPVC double glazed window to the side of the property with its own three piece en-suite. This suite is a more modern style and fitting with dual shower heads over the bath and heated towel rail. Stepping into the open plan kitchen/dining room you are met with an abundance of space and light. A wide range of wall and base mounted storage surrounds with tiled splash backs and matching central island storage plus breakfast bar seating. Within the kitchen you can find an integrated microwave and dishwasher as well as space for a large range oven and hob with extraction above. The dining room space sits towards the rear of the property, just beyond the uPVC French doors into the garden with space for a formal dining table and panoramic views onto the garden and courtyard space with the utility room sat



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**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:



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adjacent featuring additional storage as well as plumbing and space for a washing machine and tumble dryer.

The external living space is formed of a fully insulated and plastered sitting room space with carpeted flooring, an ideal bedrooms space if converted while the main section of the building opens into a brilliant 30' space used as a games room and home office space with Ethernet leading to a three piece shower room with walk-in tiled shower cubicle and frosted glass window.

#### THE GREAT OUTDOORS

Immediately to the rear of the property is a courtyard seating area complete with a pond. This space links together the main residence and separate living space while offering the ideal spot to sit and enjoy the summer sunshine or dining alfresco in the warmer months. The main garden space is found behind a low level timber fence with sprawling lawn garden fully enclosed leading to a sizeable brick and corrugated clad and roofed outbuilding currently used for additional storage and workspace.

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

#### FIND US

Postcode : IP22 5XT

What3Words : ///fuses.honest.seriously

#### VIRTUAL TOUR

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

**GIRAFFE360**

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<sup>m</sup>**

3419.85 ft<sup>2</sup>  
317.71 m<sup>2</sup>

**Reduced headroom**

152.84 ft<sup>2</sup>  
14.2 m<sup>2</sup>

