



Nicholls Way, Roydon - IP22 5SW

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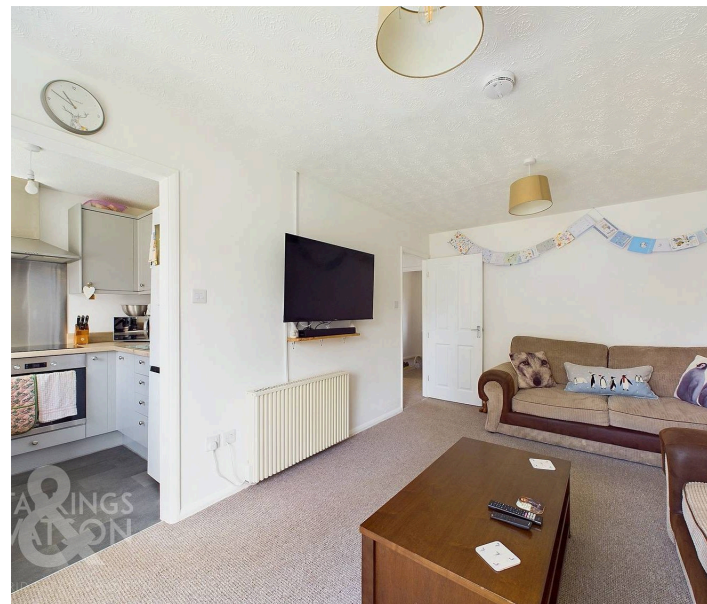
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Nicholls Way Roydon, Diss

Located within a QUIET CUL-DE-SAC in the village of Roydon is this IMMACULATE TWO BEDROOM SEMI-DETACHED BUNGALOW having been recently refurbished and refreshed. Internally the property offers a central hallway with family bathroom with bath and shower over as well as TWO AMPLE BEDROOMS to the rear overlooking the pleasant gardens. There is a main sitting/dining room with plenty of natural light as well as the modern RE-FITTED KITCHEN with modern units and integrated oven and hob. Externally there is a large DRIVEWAY to the side providing AMPLE PARKING leading to the SINGLE GARAGE with electric roller door. There is then a PRIVATE and ENCLOSED rear garden offering more space than you might expect to find. The property benefits from modern electric panels radiators and uPVC double glazing.

Council Tax band: B
Tenure: Freehold
EPC Energy Efficiency Rating: D



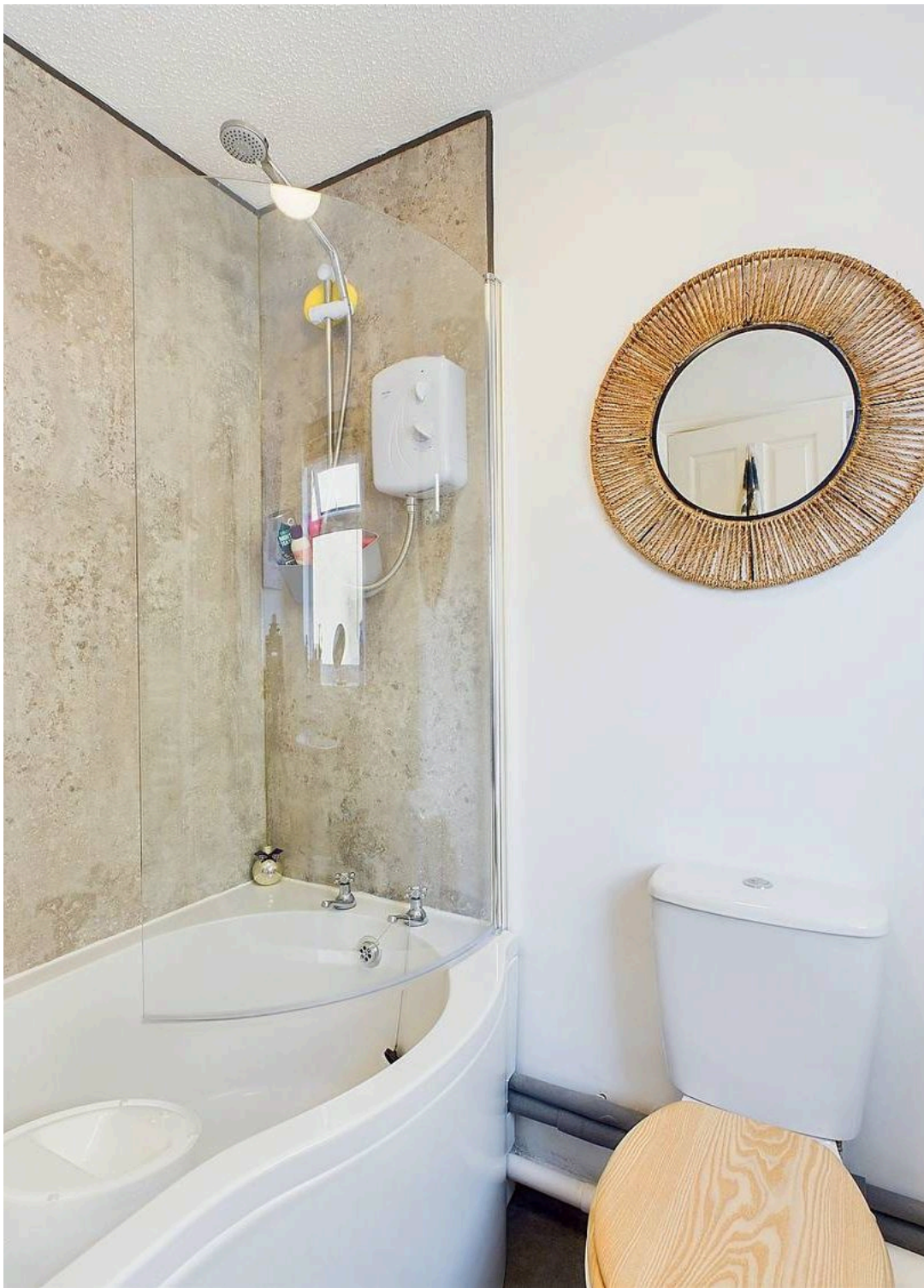
- Semi Detached Bungalow
- Quiet Cul De Sac Location
- Popular Village Close to Diss
- Presented in Good Order
- Newly Fitted Kitchen
- Sitting/Dining Room
- Two Bedrooms and Bathroom
- Landscaped Garden, Driveway and Garage

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.

SETTING THE SCENE

Set back from the road, the property can be accessed via a generous driveway with ample parking space for three cars. The driveway leads to a single garage with an electric roller door, power, lighting and storage space within the eaves. There is also a side access to the main gardens to the rear.





Nicholls Way Roydon, Diss

THE GRAND TOUR

Entering via the main entrance door to the central hallway, you will find an airing cupboard as well as access to all further rooms. Two bedrooms can be found to the rear of the bungalow, both of which have modern electric panel heaters. The family bathroom can be found opposite, with a shaped panelled bath and electric shower over, as well as aquaboard tiling. Also accessed off the hallway is the main living room overlooking the front of the house, with plenty of natural light and space for sitting and dining. Accessed via an opening from the sitting room is the recently modernised and newly fitted kitchen, offering a range of fitted units with rolled edged work tops over, integrated electric oven and electric touch hob, as well as space for fridge, freezer and washing machine.

FIND US

Postcode : IP22 5SW

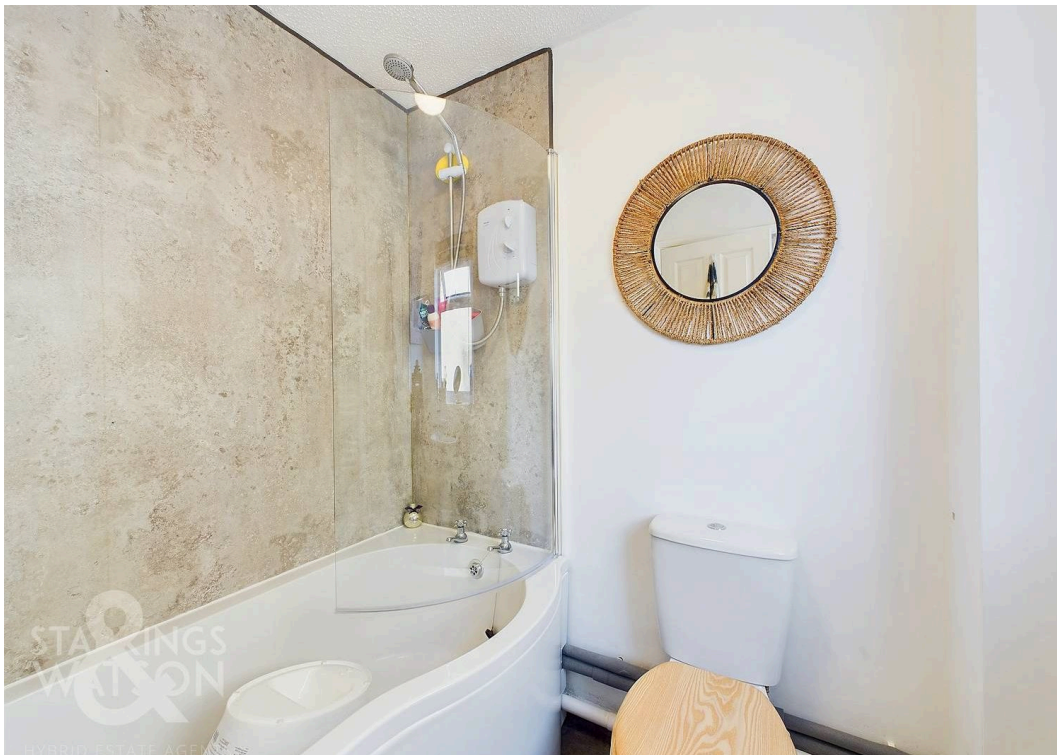
What3Words : [///beefed.coder.finer](https://www.what3words.com/#!/beefed.coder.finer)

VIRTUAL TOUR

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

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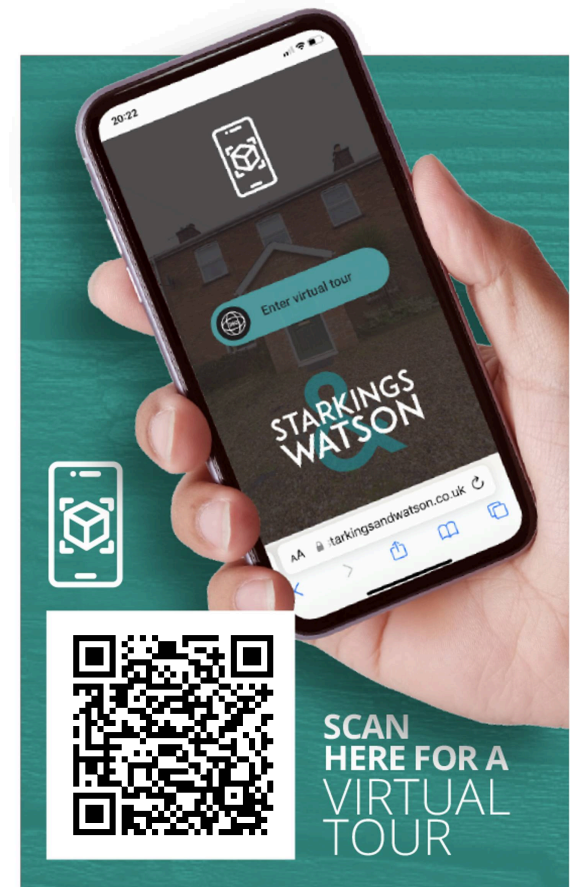
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GARDEN

THE GREAT OUTDOORS The rear gardens which are accessed via the side from the driveway provide a large and private space which is well-maintained with lawns as well as we paved terrace and concrete fencing enclosing.





Approximate total area⁽¹⁾

474.58 ft²

44.09 m²

Bathroom

5'0" x 6'4"
1.65 x 1.96 m

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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