



Waterloo Avenue, Roydon - IP22 5RL

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&  
WATSON**

HYBRID ESTATE AGENTS





## Waterloo Avenue Roydon, Diss

NO CHAIN! Located in a QUIET TUCKED AWAY POSITION within the village of ROYDON close to DISS is this DETACHED TWO BEDROOM BUNGALOW. The bungalow benefits from well kept and enclosed rear gardens as well front gardens also in addition to the single garage to the rear. Internally you will find a side porch entrance, generous kitchen/dining room, inner hallway, main sitting room, TWO DOUBLE BEDROOMS, a bathroom, separate W/C and additional WET ROOM. There is scope to the rear to extend the footprint if desired and (stp). The bungalow offers uPVC double glazing and electric heating.

Council Tax band: C  
Tenure: Freehold

- No Chain!
- Detached Bungalow
- Quiet Tucked Away Location
- Kitchen / Dining Room
- Bathroom & Separate WC
- Two Double Bedrooms
- Enclosed Rear Garden
- Single Garage To Rear





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

From the front there is a pedestrian access with pathway to the main entrance door which leads across the lawned and well kept front gardens with planting borders and mature shrubs. Accessed from the rear you will find on street parking leading to the single garage with a gated access also leading into the rear garden.

#### THE GRAND TOUR

Entering via the main entrance door to the front there is a side porch providing front to rear accesses well as generous storage and space for white goods. This leads through into the kitchen/dining room. The kitchen provides a range of storage units with worktops over as well as space for freestanding white goods. Open plan to the kitchen is the dining area with plenty of space for a table and chairs. This leads into the inner hallway providing access to all further rooms. The hallway offers built in storage as well as a wet room with shower, separate w/c and adjacent bathroom.







## Waterloo Avenue Roydon, Diss

On the other side of the hall is the main sitting room with a large window to the front as well as feature fireplace. To the rear of the bungalow there are two ample bedrooms, the largest one offers built in wardrobes as well as doors leading out onto the rear garden.

FIND US

Postcode : IP22 5RL

What3Words : ///stiffly.talkers.rotate

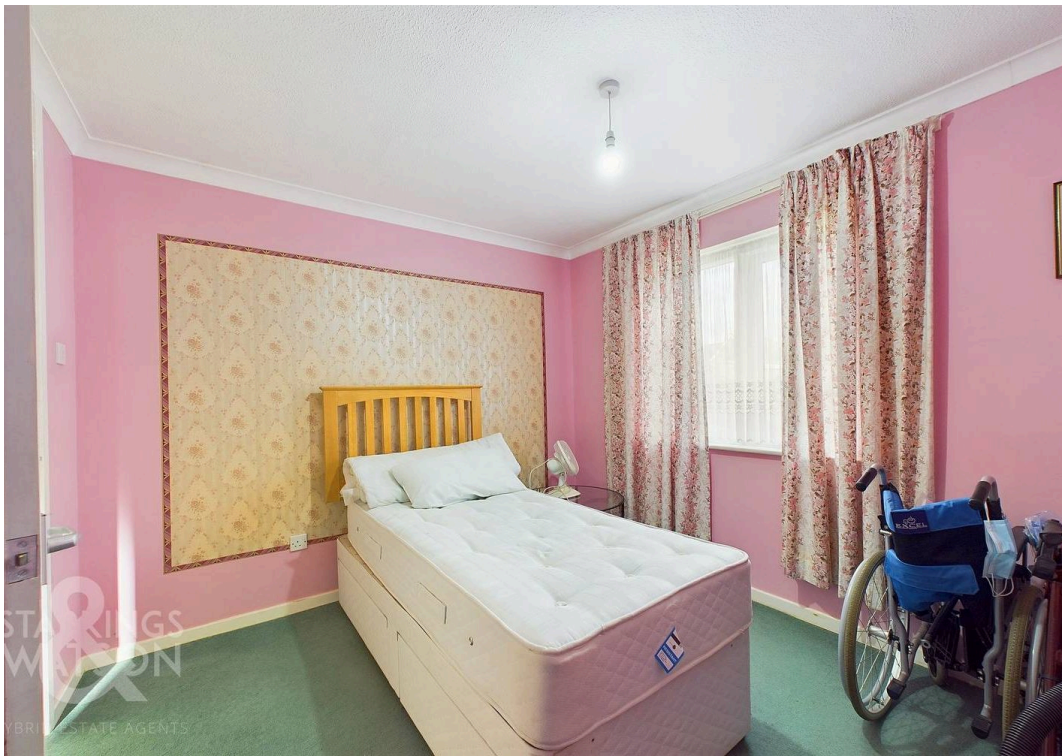
VIRTUAL TOUR

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

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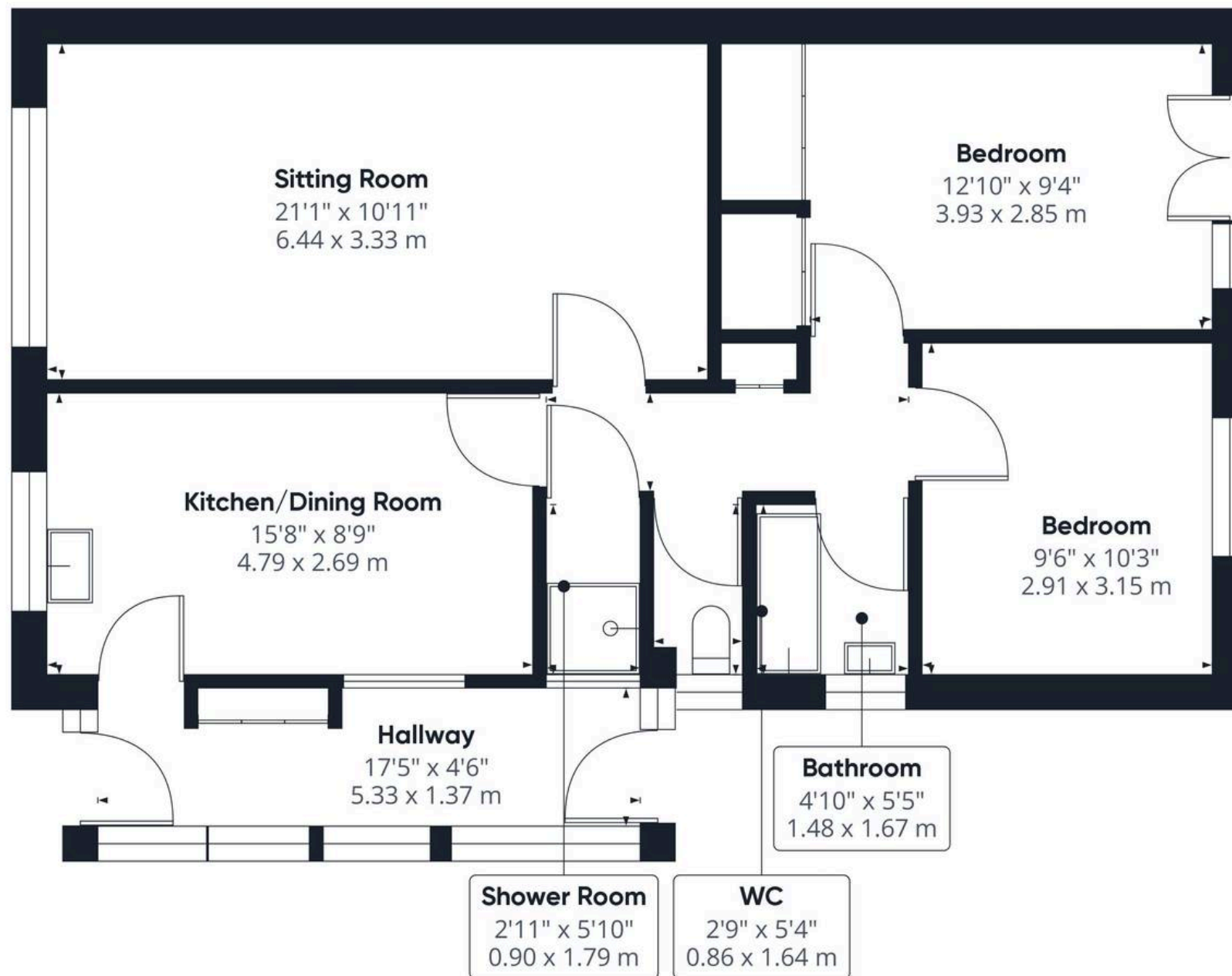


## GARDEN

THE GREAT OUTDOORS The private and enclosed rear garden is well kept and provides a pleasant area of lawn with a range of well stocked planting borders and mature trees and shrubs. Within the garden there is a timber shed, secluded area for compost and access to the single garage from the garden. The garden is enclosed with timber fencing and offers a pathway leading from the rear, up the side of the bungalow to the front.

A hand holding a smartphone against a teal background. The phone screen shows a virtual tour app interface. At the top, there's a camera icon and the time '20:22'. Below that is a house icon and a button that says 'Enter virtual tour'. The app logo 'STARKINGS &amp; WATSON' is prominently displayed. At the bottom of the screen, the website address 'starkingsandwatson.co.uk' is visible. To the left of the phone is a white icon of a smartphone with a camera and a house, representing AR. Below the phone is a large QR code. In the bottom right corner, the text 'SCAN HERE FOR A VIRTUAL TOUR' is written in white capital letters.





Approximate total area<sup>(1)</sup>

796.75 ft<sup>2</sup>

74.02 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360





## Starkings & Watson Hybrid Estate Agents

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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 and 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.