

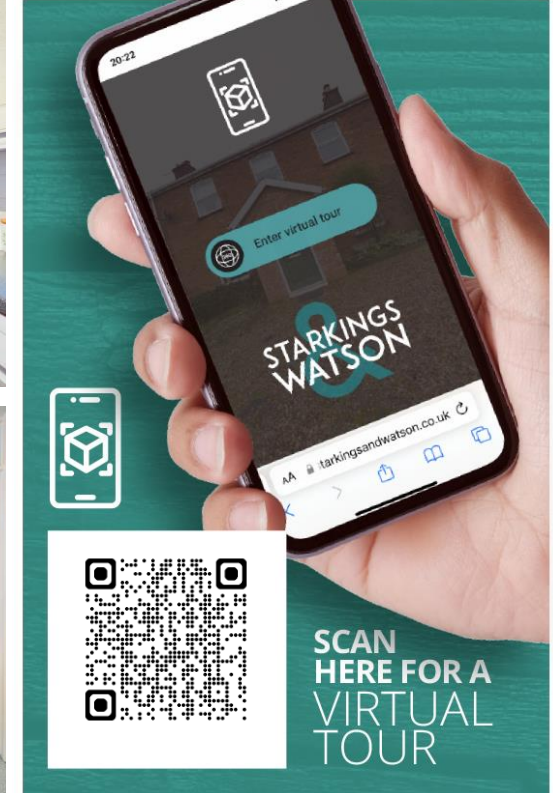
WATERLOO AVENUE

Roydon, Diss IP22 5RL

Freehold | Energy Efficiency Rating : C

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

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STARKINGS  
WATSON



- No Chain!
- Detached Bungalow
- Presented in Good Order
- Large Sitting Room
- Kitchen/Dining Room
- Three Ample Bedrooms
- Re-Fitted Bathroom
- Private Rear Gardens & Garage

### IN SUMMARY

NO CHAIN! Located in a QUIET TUCKED AWAY POSITION within the village of ROYDON close to DISS is this DETACHED THREE BEDROOM BUNGALOW. The bungalow benefits from well-kept and enclosed rear gardens as well front gardens, in addition to the single garage to the rear with additional on road parking available. Internally you will find a side porch entrance, generous kitchen/dining room, inner hallway, main sitting room, THREE AMPLE BEDROOMS, and a re-fitted bathroom. There is scope to the rear to extend the footprint if desired to the rear (stp). The bungalow offers uPVC double glazing and GAS FIRED CENTRAL HEATING.

### SETTING THE SCENE

From the front there is a pedestrian access with pathway to the main entrance door which leads across the lawned front gardens. The entrance door leads into the side porch. 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 porch you will find access to the front and rear gardens as well as space for storage and access into the kitchen/dining room. The dining area offers ample space for a large table as well as providing access to the sitting room. The dining area is open plan to the kitchen offering a range of units with rolled edge worktops over as well as space for white goods. There is an integrated electric oven and hob as well as the wall mounted gas fired boiler. The sitting room is a lovely bright room with large window to the front as well as feature fireplace. Heading down the hallway you will find fitted storage as well as access to the bedrooms and bathroom. The bathroom to the right has been re-fitted and offers a shower as well as w/c and hand wash basin, whilst beyond you will find all three of the bedrooms, two of which have built in storage cupboards.

### THE GREAT OUTDOORS

The rear garden is enclosed and private with an initial large paved patio area off the side porch with space for seating. This leads around the rear where there is further paving, the greenhouse and useful timber shed as well as access leading to the single garage. The main part of garden is laid to lawn with mature planting as well as mature trees, whilst to the rear of the garden access leads to the quiet no through road providing on road parking.



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Diss Office on **01379 450950**



### OUT & ABOUT

The property is located just outside the centre of Diss within easy walking distance of the local shops, amenities and mainline railway station, which has regular services connecting to London, Liverpool Street and Norwich. The historic market town of Diss is situated on the South Norfolk border and has proved to be a popular location over the years. The town offers an extensive range of amenities and facilities and is only 23 miles to the south of Norwich and 25 miles to the north of Ipswich.

### FIND US

Postcode : IP22 5RL

What3Words : ///headrest.engage.blending

### 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:



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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. Calculations are based on RICS IPMS 3C standard.

(1) Excluding balconies and terraces

Approximate total area<sup>1</sup>  
914.82 ft<sup>2</sup>  
84.99 m<sup>2</sup>

