



High Road, Roydon - IP22 5RU

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HYBRID ESTATE AGENTS



Burnside High Road

Roydon, Diss

This impressive THREE BEDROOM DETACHED BUNGALOW offers a rare opportunity to acquire a spacious and versatile family home in a popular village location close to Diss. The detached EXTENDED property boasts an enviable footprint exceeding 1900 sqft (stms), providing FLEXIBLE space for comfortable and MULTIGENERATIONAL family living. Offering FOUR RECEPTION ROOMS adorned with two woodburners, ideal for cosy evenings in you will also find THREE LARGE DOUBLE BEDROOMS, two bathrooms, W/C, a modern kitchen and a separate utility room, ensuring practicality and convenience for every-day living. One of the standout features of this exceptional property is the LARGE SOUTH FACING offering stunning FIELD VIEWS and a serene backdrop for relaxation and outdoor entertainment. The well-manicured gardens are predominantly laid to lawn, complemented by a spacious covered patio accessible from the garden room. A substantial timber workshop with power and light at the end of the garden, alongside a versatile outbuilding ideal for use as a studio or office, further enhance the outdoor space's appeal. The property's large shingled driveway to the front accommodates multiple vehicles, including space for caravans and motorhomes, ensuring ample parking space for residents and guests.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



- Detached Extended Bungalow
- Impressive Footprint over 1900 SqFt (stms)
- Flexible Layout Ideal for Multigenerational Living
- Four Receptions with Two Woodburners
- Three Large Double Bedrooms & Two Bathrooms
- Modern Kitchen & Separate Utility
- Large South Facing Rear Garden with Field Views
- Vast Driveway with Ample Parking & Two Outbuildings
- Popular Village Location Close to Diss

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

To the front of the bungalow and accessed via High Road in the heart of Roydon you will find an expansive shingled driveway providing plenty of parking for multiple vehicles as well as caravans and motorhomes if required. The driveway is enclosed with a low level brick wall and railings. You will find secure gated access to the side of the bungalow leading to the rear garden. The main entrance door is found to the front leading into the porch.



THE GRAND TOUR

Entering the main entrance door to the front you will find a useful porch entrance with space for coats and shoes. This leads into the hallway and then through into the main central dining room which is a flexible space that could be used in a number of ways. The first room to the front of the bungalow is a double bedroom with en-suite shower room. On the opposite side of the dining hall is the modern kitchen fitted with a range of units and square edged worktops over. There is space for a large double range style oven with extractor fan over as well as space for double fridge/freezer and dishwasher. The kitchen leads through into the separate utility room with another range of units as well as separate sink, space and plumbing for white goods and the wall mounted gas boiler. Off the utility is the w/c and the back door into the rear garden. Leading from the dining hall you will then find the main sitting room room via a set of double doors complete with a feature woodburner and double doors leading through to the garden room beyond. The garden room is another flexible space ideal for family gatherings and offers double doors and a pleasant aspect over the rear garden. Leading back off the dining hall there is an inner hall with plenty of built in storage as well as access and stairs to the first floor loft space which could be converted (stp) to create even more living accommodation. There are also two bedrooms, a snug and family bathroom accessed off the inner hall. The main bedroom is found to the rear with double doors leading out onto the patio, ideal for a morning coffee. The family bathroom is adjacent with double walk in shower and rainfall attachment. The final areas within the bungalow is the snug which leads through to the third bedroom making this an ideal space for a possible annexe within the bungalow itself. The snug (once another bedroom) offers built in storage and wardrobes as well as another woodburner. There are then double doors into the third bedroom.

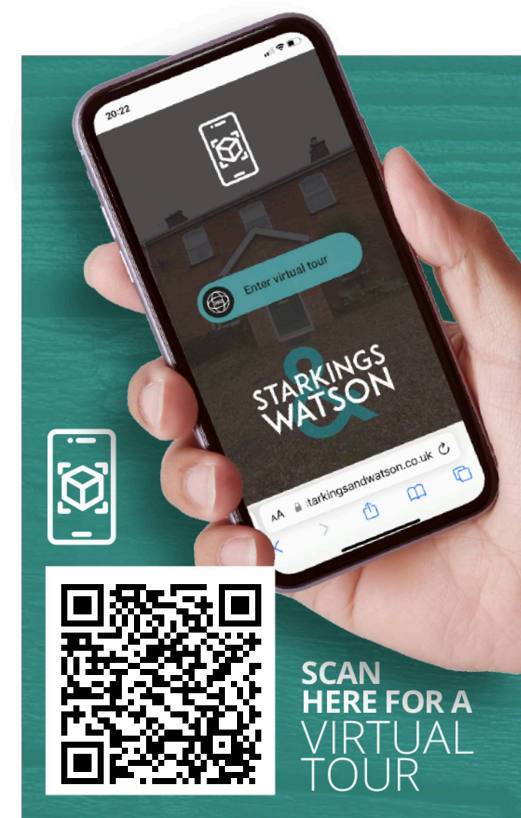
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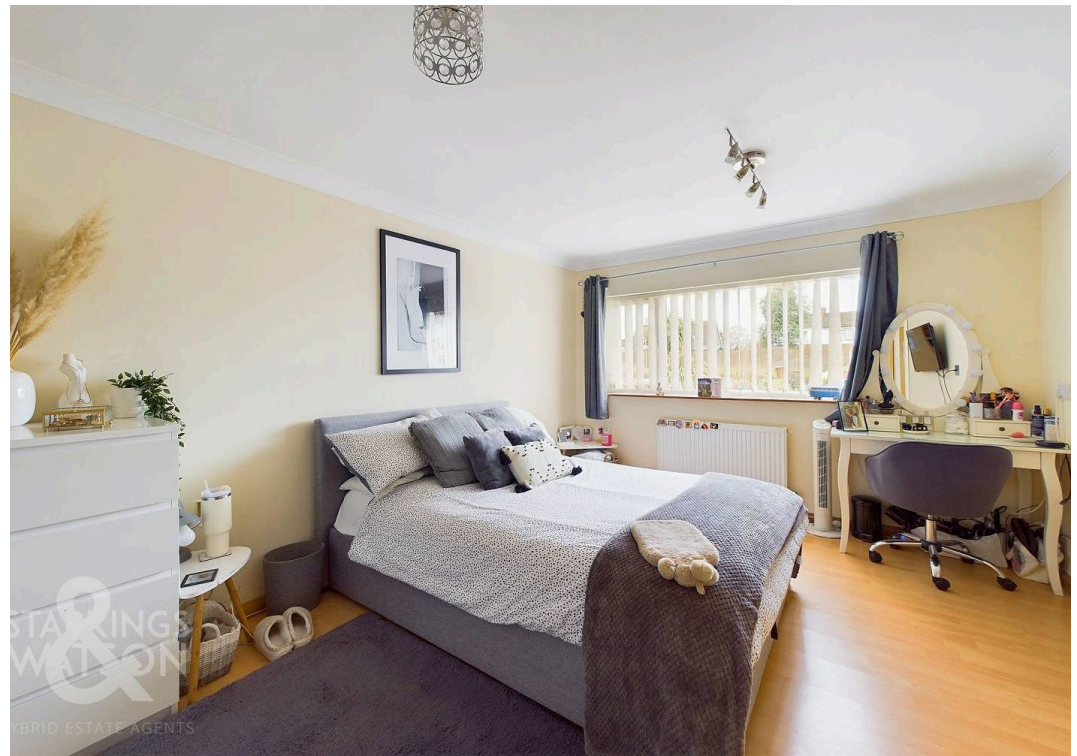
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VIRTUAL TOUR

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



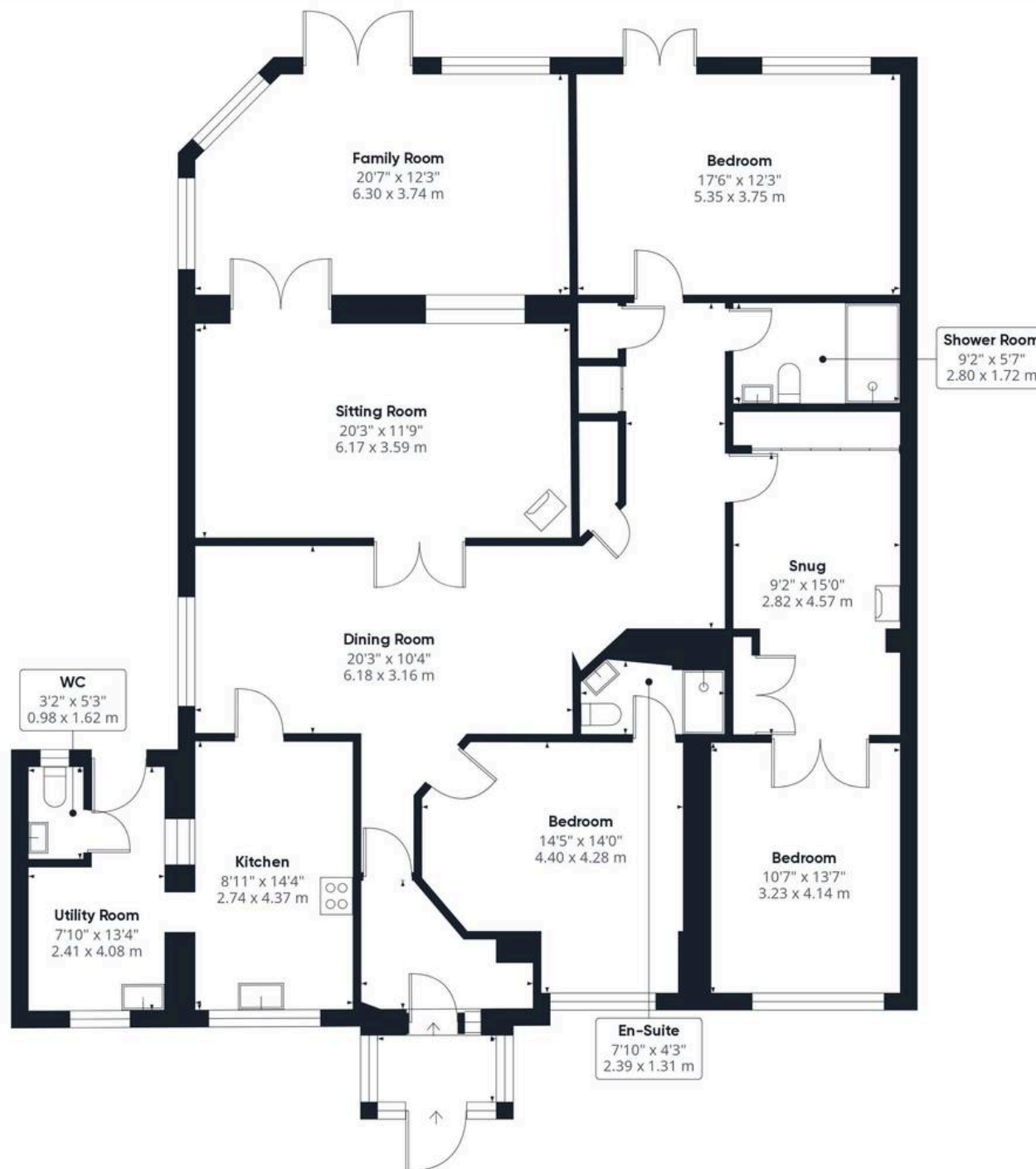




THE GREAT OUTDOORS

Set within a generous plot both front and rear, the private rear gardens also have a wonderful aspect backing onto open fields as well as being south facing. The rear gardens are mainly laid to lawn with the addition of a large covered patio leading from the doors in the garden room. You will find planting borders either side of the lawns with the addition of a vegetable plot to the very end and further hard standing patio areas. To the end of the garden you will also find a large timber built workshop with power and light. To the side of the property there is a secure side gate leading to the front driveway as well as a further outbuilding which would make an ideal studio or office with sliding doors opening onto the garden as well as power and light.





Approximate total area⁽¹⁾

1965.94 ft²
182.64 m²

(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



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