



Snow Street, Roydon - IP22 5SB

STARKINGS
&
WATSON

HYBRID ESTATE AGENTS



Snow Street

Roydon, Diss

NO CHAIN! This spacious TWO BEDROOM DETACHED BUNGALOW offers over 1,000 square feet of versatile accommodation (stms) and is available with no onward chain. The property built in the 1950's is of non standard construction and welcomes you with a bright entrance hall leading to a generous sitting room at the front, perfect for relaxing or entertaining guests. A separate DINING ROOM provides an inviting space for formal meals, while the adjoining kitchen offers ample storage and the potential to EXTEND into the adjoining sunroom (STP), creating a superb open-plan living area if desired. Both of the TWO LARGE DOUBLE BEDROOMS, providing comfortable retreats with plenty of natural light. The modern WALK IN WET ROOM/shower room deliver convenience and accessibility, complemented by a separate utility room for added practicality. Throughout, the bungalow boasts a flexible layout with plenty of scope to make your own mark! Externally you will find a plot extending to approx. 0.2 ACRES (stms) with mature well stocked rear gardens with an excellent degree of privacy.



To the front there are further private gardens, DRIVEWAY PARKING, a CARPORT and a GARAGE. Located within a pleasant SEMI-RURAL village location within easy access to DISS, the bungalow provides an excellent opportunity for cash buyers to make a home their own within an enviable position.

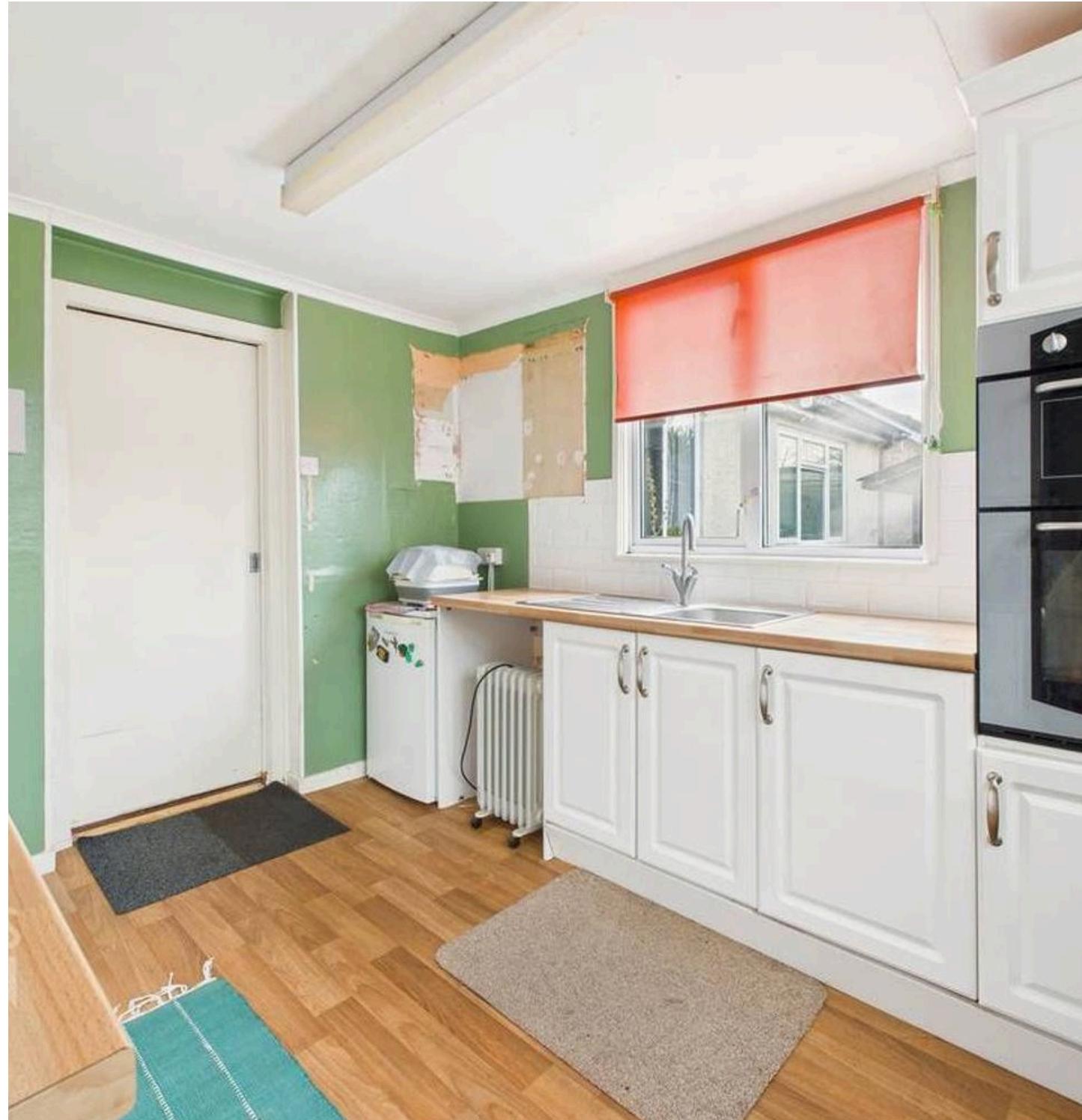
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: F

- No Chain!
- Sizeable Detached Bungalow Over 1000 SQFT (stms)
- Sitting Room & Separate Dining Room
- Kitchen With Scope To Extend Into The Sunroom Beyond
- Two Large Double Bedrooms
- Walk in Wet Room / Shower Room & Separate Utility/WC
- Generous Rural Plot Of 0.2 Acres (stms)
- Driveway Parking, Carport & 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

Approached via Snow Street on the edges of Roydon within a semi-rural position, you will find a generous hard standing driveway with plenty of parking off road. There is a large front garden with lawns, trees and mature planting as well as a covered car port leading to the single garage. Side access on both sides of the bungalow can be found to the rear garden. The main entrance door is found to the front into a useful porch.

THE GRAND TOUR

Entering via the main entrance door to the front there is a useful porch entrance with space for coats and shoes leading into the hallway. The first two rooms to the left of the hallway are the two double bedrooms both of a generous size. One of the bedrooms offers a range of built in wardrobes. The rear of the central hallway provides access to the wet room/shower room which has been upgraded in recent years and offers a walk in electric shower, w/c and hand wash basin. Adjoining is the separate utility room with space and plumbing for a washing machine and hand wash basin. The dining room can be found to the right of the hallway which also provides access in either direction to the kitchen and sitting room. The dining room offers an excellent second reception room with scope to create a kitchen/dining room. The sitting room to the front of the bungalow offers a dual aspect and plenty of natural light with the addition of a fireplace and woodburner.

The kitchen provides a modern range of wall and base level units with rolled edge worktops over and integrated appliances including a double eye level oven and grill as well as electric hob and extractor fan. Further space for white goods can also be found with a door into the sunroom beyond. The sun room is of timber construction and provides access to the garden beyond.

FIND US

Postcode : IP22 5SB

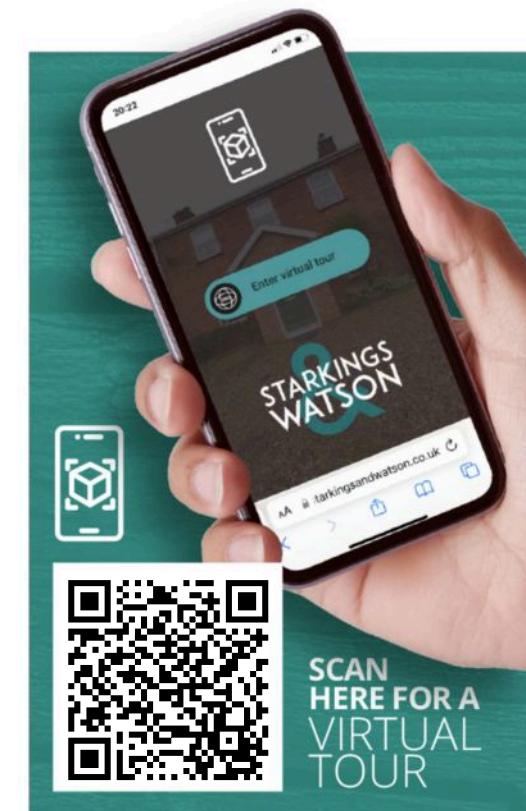
What3Words : ///slanting.silently.cobble

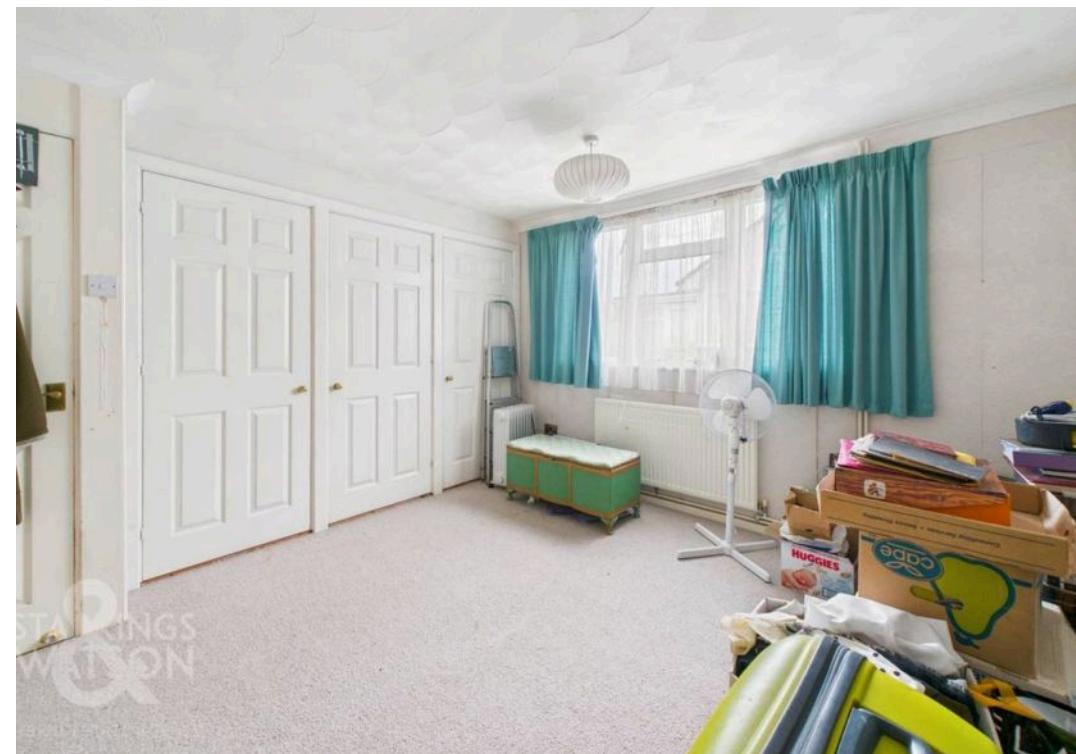
VIRTUAL TOUR

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

AGENTS NOTES

As mentioned, the bungalow is of non standard construction from the 1950's. Buyers should make their enquiries as to how this might affect mortgage borrowing.

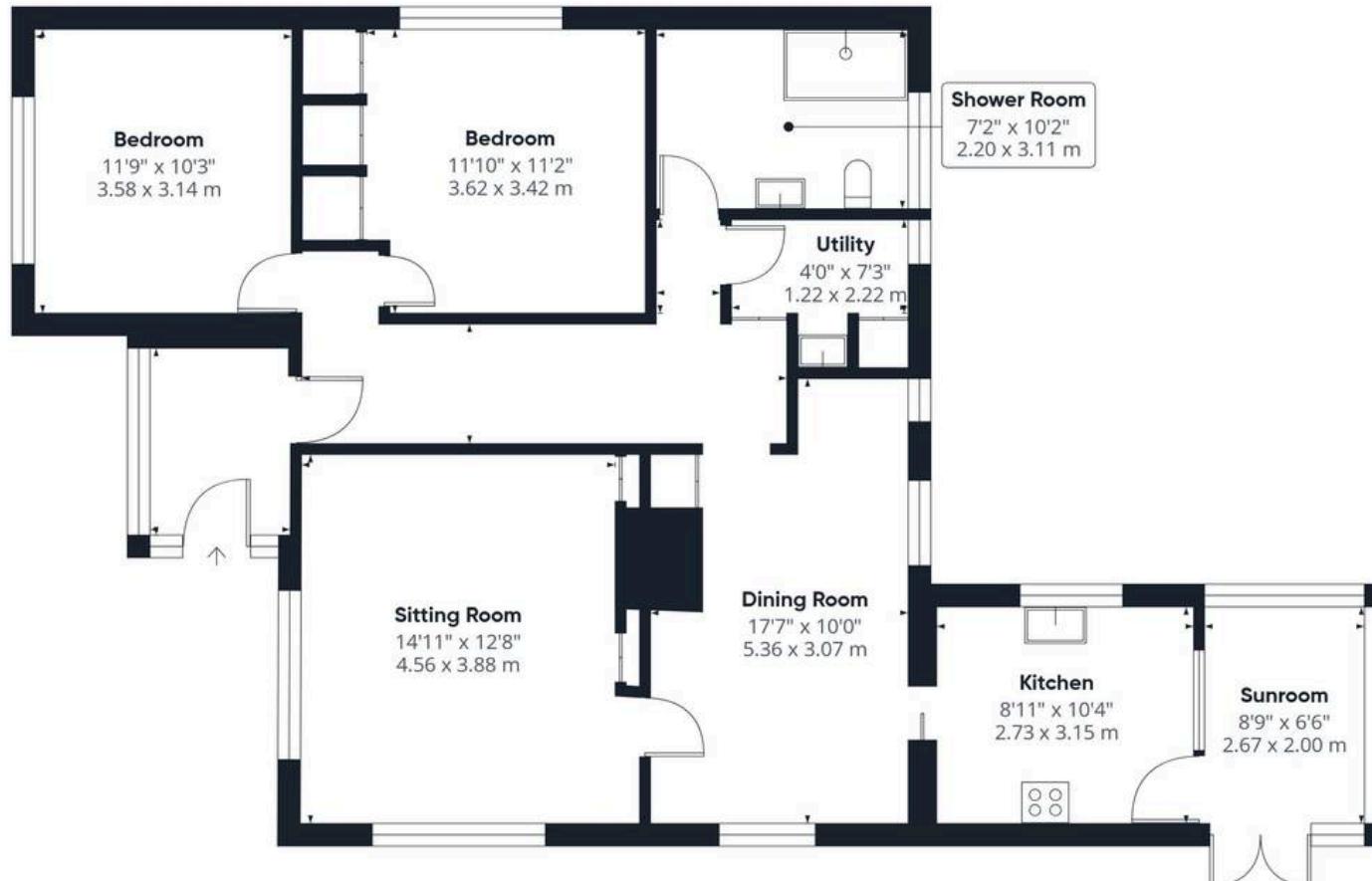




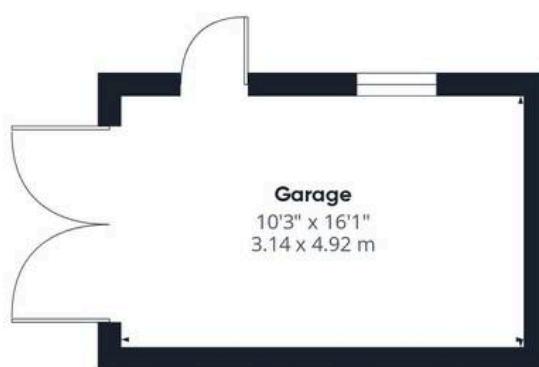


THE GREAT OUTDOORS

The rear gardens offer plenty of space for a keen gardener and form part of the 0.2 acre plot (stms). There is a covered passageway from the garage door and side gate through to the rear garden. At the rear of the garden are two good sized sheds. Immediately at the rear of the property there is another patio where there is summerhouse of timber construction. Just beyond the patio there is trellis work with climbing roses and herbaceous plants and there are further herbaceous plants to the boundaries. There is a good size aluminium framed greenhouse and the rear gardens back out onto grass meadows. There are raised planting beds and well stocked borders throughout the garden as well as the external oil fired boiler and oil tank also.



Ground Floor Building 1



Ground Floor Building 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Starkings & Watson Hybrid Estate Agents

Unit 2 Carmel Works, Park Rd, Diss - IP22 4AS

01379 450950 • diss@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.