



Church Close, Roydon - IP22 5RQ

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## Church Close

Roydon, Diss

This well-presented THREE BEDROOM SEMI-DETACHED house is situated in a peaceful CUL-DE-SAC within the village ROYDON, offering a perfect blend of comfort and potential for future growth. The property extends to almost 1000 SQFT internally (stms) and opens into a welcoming entrance hall that leads to a spacious sitting and dining room, ideal for both relaxing evenings and entertaining guests. An extended CONSERVATORY at the rear provides an additional light-filled living space, seamlessly connecting the indoors with the garden. The kitchen is well-appointed and practical, with scope for further enhancement or reconfiguration. Upstairs, there are THREE GENEROUS BEDROOMS, each offering ample storage and flexibility for family living or home working. The BRAND NEWLY FITTED, high specification shower room features contemporary fixtures and finishes, ensuring a luxurious start and end to each day. For those seeking further potential, the property offers exciting possibilities for extension or conversion (subject to planning permission), allowing you to tailor the home to your needs.



Externally you will find landscaped REAR GARDENS as well as an INTEGRAL GARAGE ideal for conversion (stp), providing secure storage with electric roller door and plenty of DRIVEWAY PARKING.

Council Tax band: B

Tenure: Freehold

- Semi-Detached Home
- Quiet Cul-De-Sac Location
- Potential For Extension/Conversion (stp)
- Sitting/Dining Room & Extended Conservatory
- Three Ample Bedrooms
- Brand Newly Fitted, High Spec Shower Room
- Enclosed Landscaped Rear Gardens
- Plenty Of Driveway Parking & Integral Garage

The property is located on the edge of 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, local primary school and rugby club as well as the 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 the cul-de-sac you will find shingled driveway parking to the front for multiple vehicles leading to the integral garage with electric roller door. The garage offers clear potential to convert into creating further living accommodation if required and subject to planning. There are front lawns with mature planting with the main entrance door found to the side using the paved pathway.

## THE GRAND TOUR

Entering the house via the main entrance door to the side, you will find the hallway with stairs ahead to the first floor landing. To the right of the hallway is the kitchen which offers a range of wall and base level units with rolled edge worktops over and space for all white goods. To the rear you will find the reception space with a generous sitting/dining room with plenty of space for soft furnishings as well as sliding doors into the conservatory beyond. The conservatory provides excellent extra reception space overlooking the gardens with doors leading out also.

Heading up to the first floor there are three ample bedrooms and a modern shower room. The main bedroom is found to the rear overlooking the garden with a range of fitted wardrobes. The adjacent bedroom is currently used as a dressing room but also has a fitted wardrobe. The shower room has been brand newly fitted by NBK and finished to a high specification with a range of fitted storage as well as w/c and hand wash basin inset. There is a large easily accessible walk in double shower as well as tiling and aqua boarding.

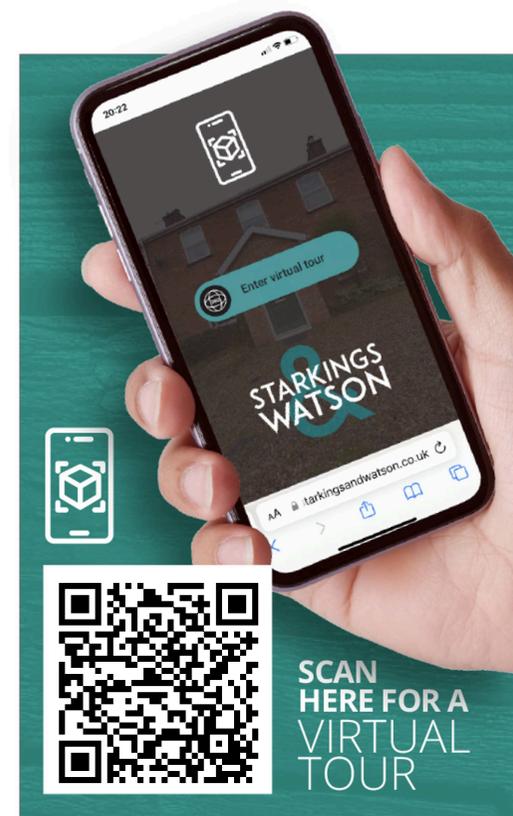
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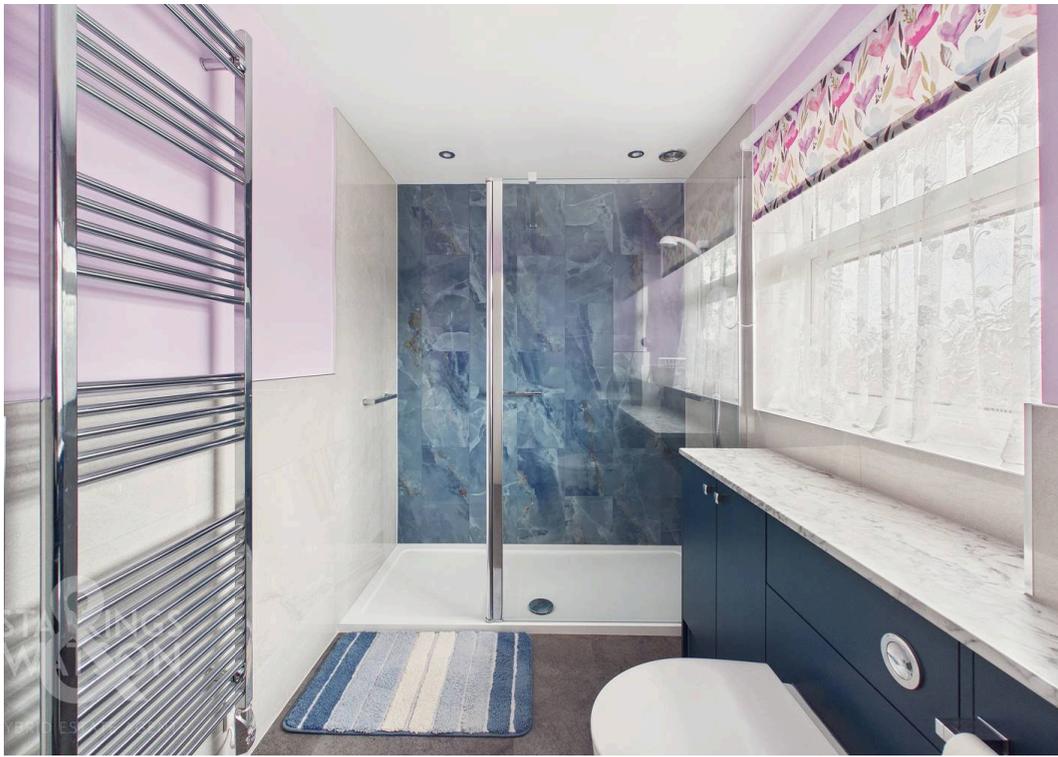
Postcode : IP22 5RQ

What3Words : ///wrenching.politics.colleague

## VIRTUAL TOUR

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







## THE GREAT OUTDOORS

The private and enclosed rear garden has been landscaped and laid to hard standing for ease of maintenance with paved slabs and patio areas as well as raised planting borders ideal for vegetable growing. There is a conservatory as well as timber enclosed fencing and a side gate leading to the frontage.





Ground Floor



Floor 1



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

989 ft<sup>2</sup>

91.8 m<sup>2</sup>

**Reduced headroom**

9 ft<sup>2</sup>

0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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

GIRAFFE360



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