



High Road, Roydon, Diss, IP22 5RB

Guide Price £245,000

A SPACIOUS AND WELL PRESENTED THREE BEDROOM HOUSE SET UPON A LARGE PLOT AND BENEFITING FROM BEING WITHIN SHORT WALKING DISTANCE OF AMENITIES. POTENTIAL NO ONWARD CHAIN.

- No onward chain
- Large plot
- Walking distance to amenities
- Garage
- Replaced bathroom
- Council Tax Band B
- Freehold
- Energy Efficiency Rating D.



Property Description

SITUATION

Occupying a prominent and elevated position the property is found within the village of Roydon, (adjoining Diss) situated just 1 or so miles from the town centre to the west of Diss and still within walking distance of the high street. The village of Roydon over the years has proved to have been a popular and sought after location by way of still retaining a strong and active local community helped by retaining schooling, transport links, garage with convenience store, public house/restaurant and fine church. The historic market town of Diss offers an extensive and diverse range of many day to day amenities and facilities along with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

DESCRIPTION

The property comprises a three bedroom semi-detached house having originally been built in the 1950's and of traditional construction at the time, benefiting from cavity wall insulation, replaced sealed unit upvc double glazed windows and doors whilst being heated by a gas fired central heating boiler via radiators. Internally the property offers spacious accommodation in the regions of 800 sq ft with particular notice drawn to the three bedrooms at first floor level all able to cater for double beds if required.

EXTERNALLY

The property is set back from the road having extensive off-road parking upon a shingle driveway with side access and vehicular access if required to the rear gardens leading past the single garage. The gardens are of a most generous size being predominantly laid to lawn and enclosed by concrete posts and panel fencing.

The rooms are as follows

ENTRANCE HALL: 3' 7" x 4' 8" (1.11m x 1.43m) Access via a replaced composite door, stairs rising to first floor level and access through to reception room.

RECEPTION ROOM: 12' 5" x 14' 9" (3.81m x 4.51m) With window to the front aspect. Views over the gardens and fields beyond. Fireplace to side. Internal access through to the kitchen. A light bright and airy room.

KITCHEN/BREAKFAST ROOM: 7' 8" x 14' 9" (2.35m x 4.52m) With window to the rear aspect and views onto the rear gardens, the kitchen offers a range of wall and floor unit cupboard space with roll top work surfaces, inset stainless steel sink with drainer and mixer tap, space for white goods and built-in pantry cupboard to side. Access through to the inner hall...

INNER HALL: 3' 5" x 3' 5" (1.06m x 1.06m) With upvc door to side giving external access. Internal access to the wc and bathroom.

BATHROOM: 5' 7" x 5' 10" (1.72m x 1.80m) With frosted window to rear. This recently replaced bathroom is in an excellent condition and offers a panelled bath with shower over, tiled walls and wash hand basin over vanity unit to side.

WC: 5' 10" x 2' 11" (1.79m x 0.89m) Comprising of low level wc and window to side.

FIRST FLOOR LEVEL: With four panel internal door giving access to the three bedrooms. Access to loft space above. Window to side.

BEDROOM ONE: 9' 3" x 13' 8" (2.82m x 4.18m) With window to the front aspect. Enjoying elevated views over the Waveney Valley. A large double bedroom with good built-in storage cupboard space.

BEDROOM TWO: 11' 1" x 9' 1" (3.40m x 2.79m) 11' 1" x 9' 1" (3.40m x 2.79m max) Window to the rear aspect, built-in storage cupboard space. A double bedroom.

BEDROOM THREE: 8' 0" x 8' 5" (2.44m x 2.59m) Again with window to the rear aspect. Although the smaller of the three bedrooms still able to cater for a double bed if required.

OUR REF: 7777



Viewing Arrangements

Strictly by appointment

Contact Details

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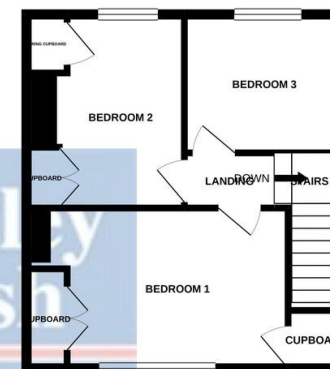
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

GROUND FLOOR
443 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA: 815 sq.ft. (75.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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