



Roydon Road, Diss, IP22 4LN

Guide Price 475,000 - £500,000

Nestled away within the heart of Diss in a secluded and tranquil situation, this elegant Victorian town house boasts grounds extending to half an acre. Offering versatile living space in the region of 2,000 sq ft.

- Grounds extending to 0.5 acre (sts)
- Centrally positioned within the town centre
- Southerly facing rear gardens
- Almost 2,000 sq ft
- Many exposed & revealed period features
- Council Tax Band E
- Freehold
- Energy Efficiency Rating D.



Property Description

Situation

Occupying an outstanding and rarely available position, the property is set back from Roydon Road in a secluded, tranquil and private situation, being within a short stroll of the high street, mere and open rural countryside. It is extremely rare to find a property of this nature upon such a generous size plot within the town centre, therefore the agent highly recommends viewing from the onset to avoid disappointment. The historic and thriving market town of Diss is found on the south Norfolk borders within the beautiful countryside along the Waveney Valley, the town offers an extensive and diverse range of many day to day amenities and facilities alongside a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

The property (known as Brunswick House) is an elegant and charming Victorian town house, still retaining many period features giving a wealth of charm and character throughout. Comprising a three bedroom semi-detached dwelling the property offers an expanse of versatile living space in the region of 2,000 sq ft, with a feeling of grandeur displaying impressive floor to ceiling heights at ground floor and first floor further accentuating the feeling of space and light. Many of the period features are still on show with original cornicing, ceiling roses, quarry tiled flooring, fireplaces and sash windows. The accommodation is well arranged, at first floor level there are three generous size bedrooms and bathroom, whilst at ground floor level there is the luxury of a large open plan kitchen/dining/living area, combined with two formal reception rooms, extensive storage space and utility with shower room.

Externally

The property is set back from the road approached via a shingle driveway leading up to the house and giving extensive off-road parking for a number of vehicles. The main gardens are found to the rear of the property greatly enjoying a southerly aspect with complete privacy/seclusion within. Formal gardens abut the rear of the property leading through to a small woodland area flanked by established hedging and trees. Additionally there is the benefit of a home office/workshop measuring 13' 5" x 7' 1" (4.11m x 2.17m).

The rooms are as follows:

RECEPTION HALL: A most impressive first impression with a high floor to ceiling height flowing through at first floor level. Original front door with box locks, Minton tiled flooring and staircase with turned newel post and hardwood handrail with spindles rising to first floor level. Sash window to side giving views over the rear gardens. Period four panel internal doors giving access to the reception rooms, storage cupboard and pantry.

RECEPTION ROOM ONE: 14' 7" x 16' 4" (4.44m x 4.98m) Found to the front of the property this grand reception room is of a most generous size with large double sash windows to the front aspect, original rose comicing and with the particular feature being the fireplace with original Victorian surround and inset cast iron stove.

RECEPTION ROOM TWO: 12' 9" x 13' 5" (3.89m x 4.09m) With views over the rear gardens and lending itself for a number of different uses being a generous size room.

KITCHEN/DINER/LIVING ROOM: Kitchen area measuring 14' 11" x 9' 4" (4.55m x 2.84m) and dining area measuring 25' 8" x 10' 11" (7.82m x 3.33m) Offering an expanse of versatile living space and flooded by plenty of natural light due to a southerly aspect.

French doors giving access onto the rear gardens. Essentially separate into three areas with kitchen, lounge and dining area. Quarry tiled flooring.

INNER HALL/UTILITY SPACE: 11' 4" x 4' 10" (3.45m x 1.47m) With door to rear giving external access, good space for white goods and pine four panel internal door giving access to the shower room.

SHOWER ROOM: 9' 7" x 4' 5" (2.92m x 1.35m) Comprising a low level wc and hand wash basin, tiled shower cubicle with electric shower.

FIRST FLOOR LEVEL - LANDING: With impressive floor to ceiling heights flowing through, sash window to side giving elevated views to the south over the gardens. Original four panel internal doors giving access to the three bedrooms and bathroom. Built-in airing cupboard to side housing the hot water cylinder

BEDROOM ONE: 14' 5" x 14' 9" (4.39m x 4.50m) A most generous size principal bedroom found to the front of the property enjoying a leafy green outlook via a large sash window. Original fireplace to

side. Also benefitting from a good provision of built-in storage cupboards.

BEDROOM TWO: 13' 1" x 13' 5" (3.99m x 4.09m) With views over the rear gardens, a well proportioned second bedroom.

BEDROOM THREE: 13' 0" x 8' 8" (3.96m x 2.64m) Although the smaller of the three bedrooms still a double bedroom.

BATHROOM: 8' 2" x 7' 10" (2.49m x 2.39m) A double aspect room comprising panelled bath with power shower over, low level wc, hand wash basin over unit and heated towel rail.

SERVICES:

Drainage - mains

Heating - gas

EPC rating - D

Council Tax Band - E

Tenure - freehold

VIEWINGS: Strictly by appointment with Whitley Parish Estate Agents, please contact a member of the sales team at our Diss office on 01379 640808.

OUR REF: 8317



Viewing Arrangements

Strictly by appointment

Contact Details

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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 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.

