



Long Meadow Drive, Roydon, Diss, IP22 5BE
Guide Price £250,000 - £260,000



Enjoying a pleasing position, this spacious three bedroom house is presented in an excellent decorative order, benefiting from westerly facing rear gardens, good off-road parking space and within a stone's throw of the open rural countryside.

Long Meadow Drive, Roydon, Diss

Key Features

- *Guide Price £250,000 -£265,000*
- Westerly facing rear gardens
- Good off-road parking spaces
- Immaculately presented
- Residue of 10 year NHBC guarantee
- Field views
- Council Tax Band B
- Freehold
- Energy Efficiency Rating B.

SITUATION

Known as The Greenacres development and found towards the west of Diss, the property is still within walking distance of the town centre and Roydon school. The development was originally built by respected developers Messrs Persimmon Homes with most of the houses having been built within the last eighteen to twenty four months. There is a most pleasing feel to the development by way of having a large open green public space whilst comprising of a mixture of different types of attractive and modern houses/bungalows. The historic market town of Diss is found on the south Norfolk borders and within the beautiful countryside surrounding the Waveney valley. The town offers an extensive and diverse range of many day to day facilities and amenities 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 end of terrace house being built of thermally efficient construction, utilising brick and block cavity wall construction with stud partitions and dry lined internal walls. As one would expect to find in a property of this age there is the benefit of sealed unit upvc double glazed windows and doors whilst the property is heated by an energy efficient gas fired combination boiler via radiators. Throughout the property is presented in a most excellent decorative order offering light, bright and spacious accommodation with notice drawn to the three bedrooms at first floor level all being of a generous size.

EXTERNALLY

The property is set back from the road enjoying a pleasing leafy outlook overlooking the large green. Good off-road parking space lies to the side of the property for 2-3 cars. The main gardens lie to the rear and are of a generous size enjoying a south westerly aspect, a paved patio area abutting the rear of the property creating an excellent space for alfresco dining enclosed by concrete fence posts and panel fencing with timber shed found to the rear boundaries.



Long Meadow Drive, Roydon, Diss

The rooms are as follows

ENTRANCE HALL: 9' 1" x 7' 3" narrowing to 4' 1" x 0.0" (2.78m x 2.21m narrowing to 1.25m) A pleasing and spacious first impression with stairs rising to first floor level. Access to the reception room and wc to side.

WC: 5' 1" x 2' 11" (1.55m x 0.91m) Comprising of a suite in white with low level wc and wash hand basin.

RECEPTION ROOM: 16' 6" maximum measurements x 13' 1" maximum measurements (5.05m maximum measurements x 3.99m maximum measurements) With window to the front aspect and views over the green. A spacious room with storage cupboard under stairs and access through to kitchen/diner...

KITCHEN/DINER: 9' 3" x 16' 4" (2.84m x 4.98m) Found to the rear aspect of the property with views and access onto the rear gardens via French upvc double glazed doors. The kitchen offers a good range of wall and floor unit cupboard space with roll top work surfaces, inset stainless steel sink with drainer and mixer tap, oven is under counter underneath the four ring gas hob with extractor above. Space for white goods etc.

FIRST FLOOR LANDING:

LANDING: Giving access to three bedrooms and bathroom x2 built-in storage cupboards.

BEDROOM ONE: 13' 1" x 9' 6" (4.01m x 2.90m) (maximum measurements) With window to the front aspect being a large double bedroom with fitted double and single storage cupboard to side.

BEDROOM TWO: 11' 7" narrowing to 10' 0" x 9' 6" (3.54m narrowing to 3.07m x 2.92m) Found to the rear aspect of the property enjoying elevated views over the gardens and fields beyond. Another spacious double bedroom.

BEDROOM THREE: 9' 4" x 7' 6" (2.86m x 2.29m) With windows to the front aspect and views onto the green. A generous size third bedroom.

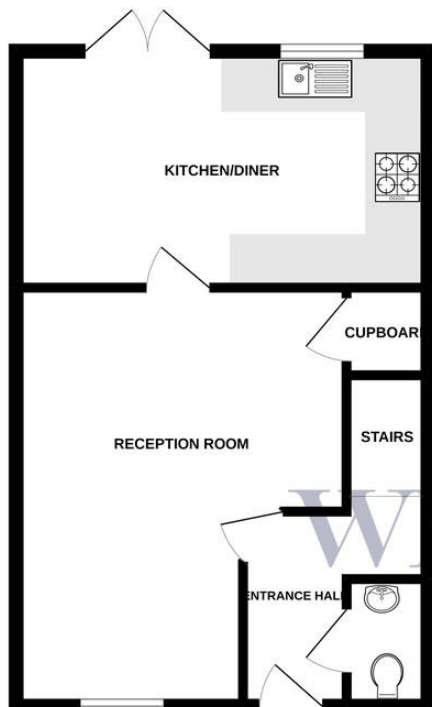
BATHROOM: 6' 8" x 6' 5" (2.05m x 1.98m) With frosted window to rear and comprising of a matching three piece suite in white with panelled bath, shower attachment, low level wc and wash hand basin.

OUR REF: 8058

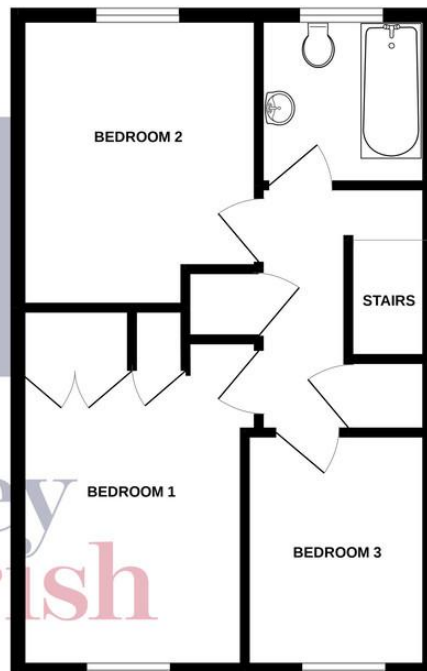


Long Meadow Drive, Roydon, Diss

GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 847 sq.ft. (78.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
Made with Metropix ©2022

