



## Roydon Road, Diss, IP22 4LN

**Guide Price £340,000**

This three-bedroom link detached house on Roydon Road presents a truly unique opportunity to own a property with clay lump construction. Its blend of traditional aesthetics and modern comforts creates a charming and comfortable home, ready to welcome its new owners.

- Bay fronted
- Gas central heating
- Great access to local amenities
- Freehold
- Double glazed windows
- Southerly facing gardens
- Council Tax Band C
- Energy Efficiency Rating D.



## Property Description

### Situation

Located to the west of the town centre the property is found upon Roydon Road being within a short stroll of the town centre and rural countryside. Over the years this location has proved to have been a popular and sought after area. The historic and thriving market town of Diss is found on the south Norfolk borders within the beautiful countryside surrounding the Waveney Valley, the town offers an extensive and diverse range of many day to day amenities and facilities alongside the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

### Description

A charming three bedroom link detached house of clay lump construction that has a brick skin to the front offering a glimpse into the region's architectural heritage. Upon entering,

you'll be greeted by an inviting atmosphere, the interior exudes a rustic charm and is complemented by a neutral colour scheme. The fireplaces, original floorboards and tiled floor add a touch of history and authenticity to the living spaces. The thoughtful improvements over the years incorporate both traditional elements and modern conveniences, making it a comfortable home for contemporary living. The ground floor has two reception spaces, the main one being located to the front of the house and the second being to the rear. The main reception has a bay window to the front whilst the second reception has French doors to the rear and a further window to the side aspect, these allow plenty of natural light to flood the rooms creating an airy ambiance. Ascending the staircase, you'll reach the first floor, where three bedrooms await. Each bedroom boasts ample space and offers a cozy retreat at the end of the day. Completing the upstairs accommodation is a well-appointed family bathroom, featuring contemporary fixtures and fittings. The combination of traditional

construction and modern amenities ensures a comfortable and convenient lifestyle for the occupants.

### Externally

As you approach the house, you'll immediately notice its character and timeless appeal. The exterior facade boasts the natural earthy tones which harmoniously blend with the surrounding landscape. The property sits in a highly desirable location and has the benefit of a parking space to the front. Outside, the property offers a delightful low maintenance garden, perfect for enjoying the outdoors and soaking up the peaceful surroundings. This pleasant garden space is enclosed by brick walling with the rear wall being high and giving the feeling of privacy. From the rear garden you also have a pedestrian access to the front which has doors at either end, this doubles up as a handy outside storage space as well.

The rooms are as follows:

**ENTRANCE HALL:** Entry via upvc double glazed door, original tiled flooring, stairs rising to first floor level with under stairs storage. Giving access to reception room, kitchen.

**RECEPTION ROOM ONE:** 12' 4" x 11' 11" (3.76m x 3.63m) With large bay window to front, feature fireplace upon a tiled hearth and mantle over. Alcove with shelving and storage cupboards.

**RECEPTION ROOM TWO:** 11' 9" x 17' 7" (3.58m x 5.36m) French doors giving views and access onto the rear gardens and window to side aspect. Fireplace to side upon a tiled hearth and wood mantle. Original tiled flooring.

**KITCHEN:** 15' 1" x 8' 3" (4.61m x 2.51m) With window to side aspect, the kitchen offers wall and floor units, work surfaces, integral four ring ceramic hob, oven, stainless steel sink with

drainer and mixer tap, tiled splashbacks, part tiled walls, American style fridge freezer which is to remain, integrated dishwasher and washing machine. Door giving access to the cloakroom. Original tiled flooring.

**CLOAKROOM:** 2' 9" x 4' 1" (0.84m x 1.24m) Frosted window to side, low level wc and hand wash basin. Wall unit. Tiled flooring.

**FIRST FLOOR LEVEL - LANDING:** Giving access to the three bedrooms. Storage cupboard to side

**BEDROOM ONE:** 12' 3" x 10' 0" (3.73m x 3.05m) With window to front and having built-in sliding mirror fronted wardrobe. Original wood flooring.

**BEDROOM TWO:** 12' 3" x 8' 1" (3.73m x 2.46m) Window to front aspect. Solid wood flooring.

**BEDROOM THREE:** 7' 2" x 13' 1" (2.18m x 3.99m) Window to rear aspect having views over the courtyard garden. Storage cupboard to side. Solid wood flooring.

**BATHROOM:** 6' 11" x 7' 11" (2.11m x 2.41m) With frosted window to rear aspect comprising panelled bath with shower over, low level wc and hand wash basin over vanity unit. Airing cupboard to side.

**SERVICES:**

Drainage - mains

Heating - gas

EPC Rating - D

Council Tax Band - C

Tenure - freehold

**OUR REF:** 8327



# 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.

